

# 2432 NW 56TH STREET

PROJECT NUMBER: 3028825 | EARLY DESIGN GUIDANCE | OCTOBER 2017.

## ARCHITECT:

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## PROPERTY OWNER:

ATTOLLO DEVELOPMENT.

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# 2432 & 2436. NW 56TH STREET.

## 01. PROJECT INFORMATION

### PROJECT DESCRIPTION.

The proposed multi-family condominium project is located on NW 56th Street in Ballard and does not have an alley access. It is in the MR-RC zone and is part of the Ballard Hub Urban Village. The property is composed of two lots; 2432 and 2436 NW 56th St. A duplex currently occupies each lot and both will be removed as part of this proposal.

## 02. SITE ANALYSIS

The Affordable Housing Incentive Program will be utilized in order to achieve the maximum height and FAR allowed by the code and to provide two to three units of affordable housing.

## 03. BUILDING DESIGN

As currently configured the project consists of 55 condominium units (one and two bedrooms) comprising eight stories. Although no parking is required by code (urban village and frequent transit) this proposal provides for two levels of below grade parking providing 48 stalls. There will be a large roof deck amenity area, individual decks for each unit and individual outdoor spaces for ground floor units.

Due to the lack of an alley both parking and pedestrian access will be from 56th.

## 04. DESIGN STANDARDS

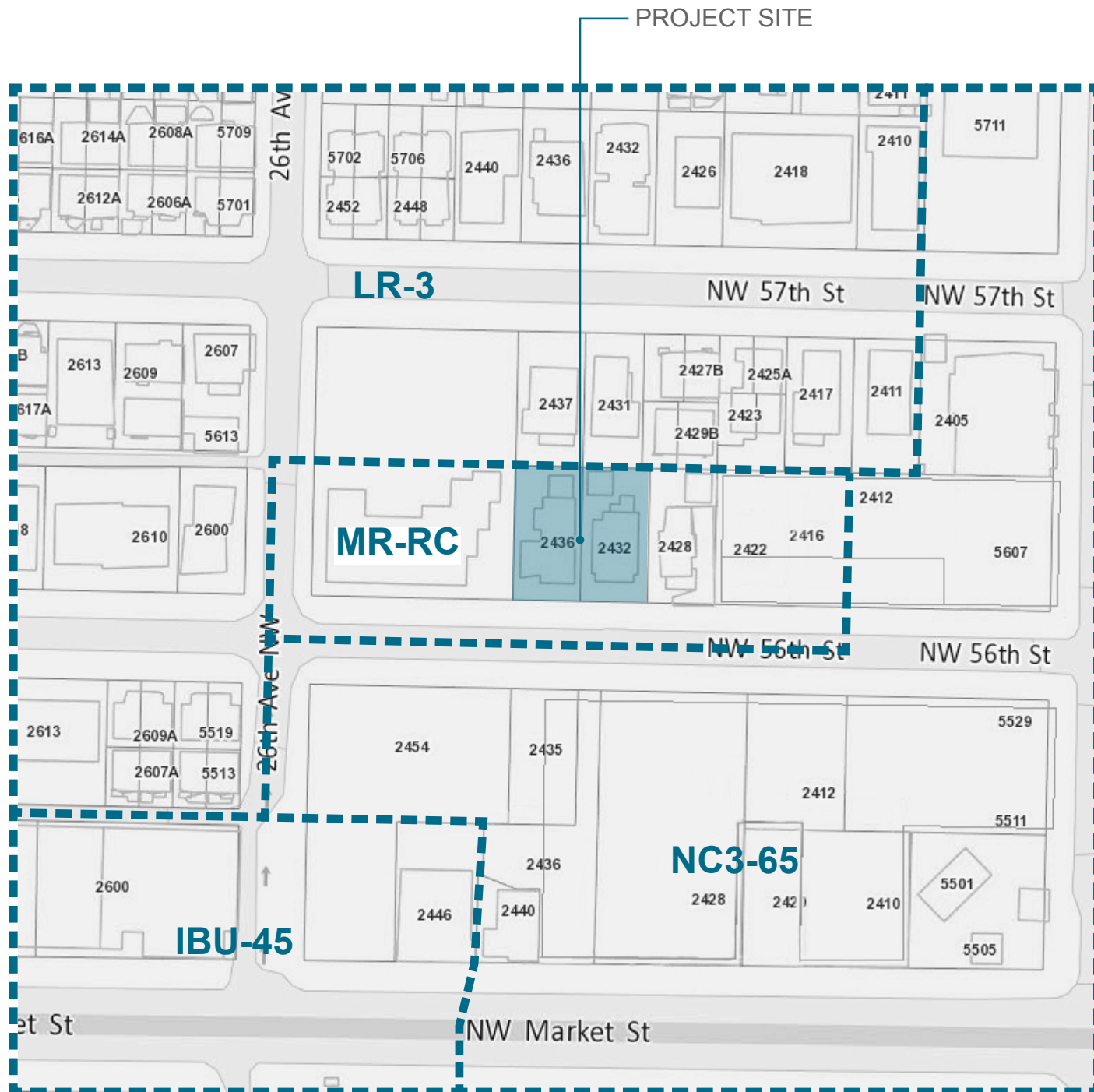
PROJECT #.	3028825
LOT AREA.	10,000 SF
PROPOSED DWELLING TYPE.	APARTMENT (CONDOMINIUM)

## 05. CODE DEPARTURES

RESIDENTIAL UNIT #.	55 UNITS
RESIDENTIAL SQUARE FOOTAGE.	43,664 SF
GROSS FLOOR AREA.	41,481 SF
	ALLOWED = 42,500
BUILDING HEIGHT.	75' (8 STORIES)
PARKING.	48 STALLS



# CODE RESEARCH. ZONING DATA.



Lot Area:	10,000 SF
Zoning:	MR-RC
ECA:	N/A
Commercial Use:	N/A
Residential Use:	55 CONDOMINIUM UNITS
FAR:	4.25 PER THE AFFORDABLE HOUSING INCENTIVE PROGRAM (TABLE B 23.45.510)
HEIGHT:	75' BASE HEIGHT PER THE AFFORDABLE HOUSING INCENTIVE PROGRAM (TABLE B 23.45.514)
SETBACKS:	FRONT: 7' AVERAGE / 5' MINIMUM PER TABLE B 23.45.518 SIDES: 7' AVERAGE / 5' MINIMUM PER TABLE B 23.45.518 10' AVERAGE / 7' MINIMUM ABOVE 42' PER TABLE B 23.45.518 REAR: 15' PER TABLE B 23.45.518
PARKING:	NONE REQUIRED PER TABLE B 23.54.015 N
PARKING ACCESS:	NO ALLEY – ACCESS OFF NW 56TH STREET
BICYCLE PARKING:	1 BIKE PARKING SPACE PER 4 DWELLING UNITS PER TABLE D 23.54.015
AMENITY AREA:	5% OF TOTAL GROSS RESIDENTIAL FLOOR AREA PER 23.45.522 C
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.5 IS REQUIRED FOR THIS SITE PER 23.45.524.A.2

**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
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**03.**  
BUILDING  
DESIGN

**04.**  
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STANDARDS

**05.**  
CODE  
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# 9-BLOCK STUDY. SURROUNDING COMMUNITY.

01.  
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02.  
SITE  
ANALYSIS

03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

05.  
CODE  
DEPARTURES



# VICINITY MAP. LANDMARKS & TRANSPORTATION.

● BUS STOPS      ●●●●● BIKE LANES      — SITE



1. THE MARKET ARMS



2. BALLARD FARMERS MARKET



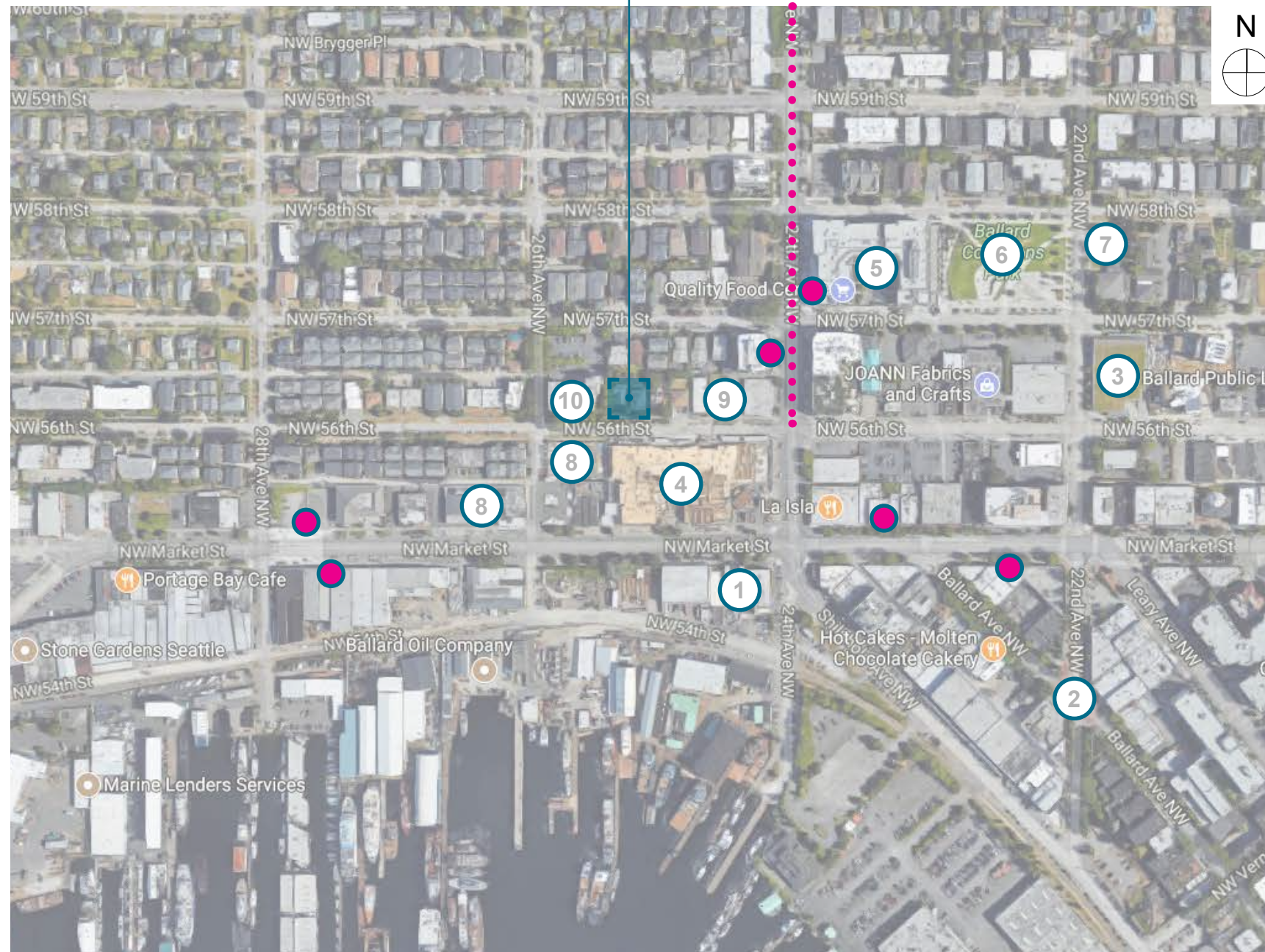
3. ALL PILGRIMS CHURCH



4. AMLI MARK 24 APARTMENTS



5. ON THE PARK APARTMENTS



VICINITY MAP.



6. BALLARD COMMONS PARK



7. ST. LUKES EPISCOPAL CHURCH



8. LIMBACK LUMBER



9. MERRILL GARDENS BALLARD



10. BALLARD HOUSE

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

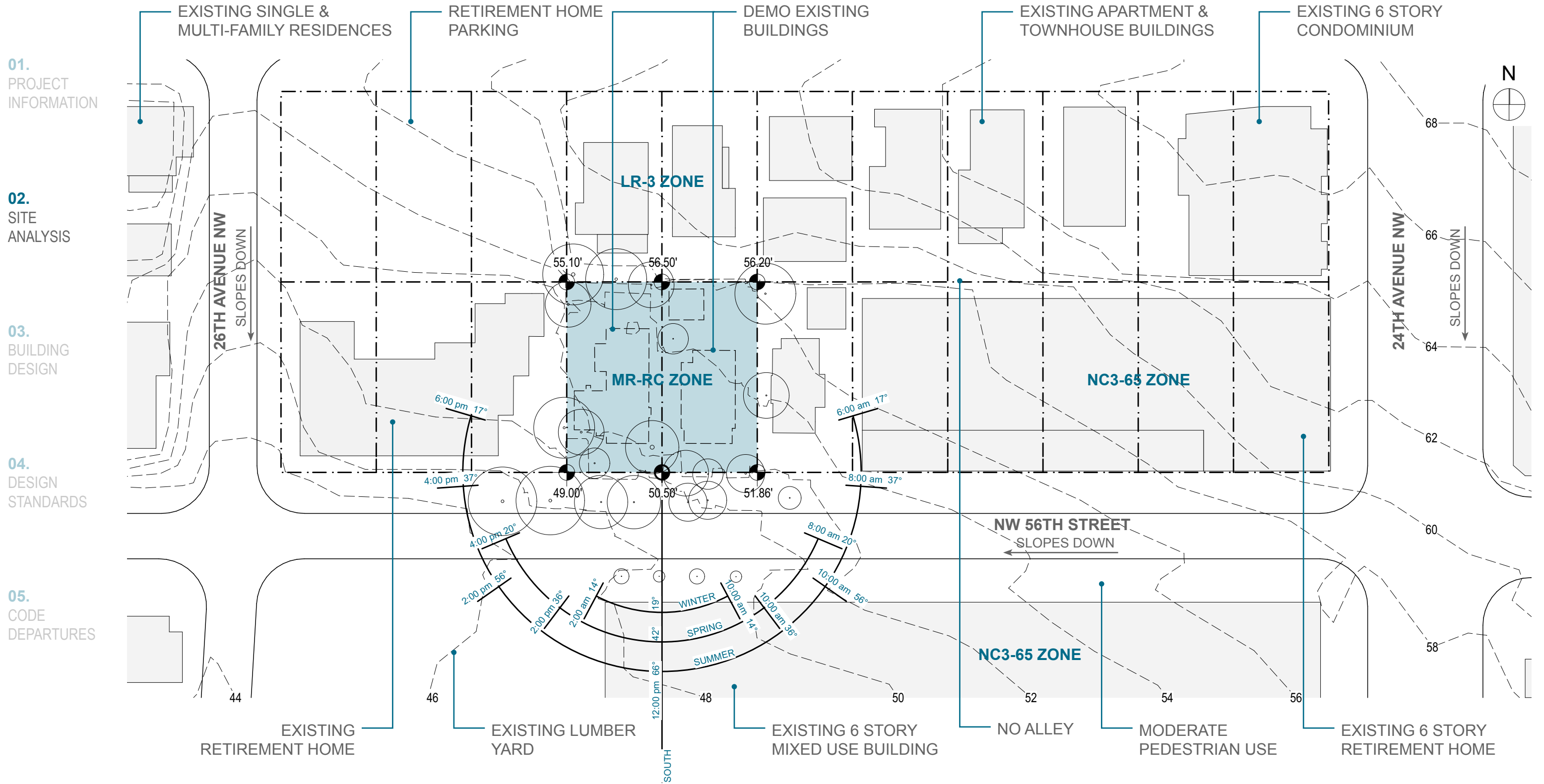
03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

05.  
CODE  
DEPARTURES

# OPPORTUNITIES & CONSTRAINTS.

## IMMEDIATE AREA MAP.





# VIEWS FROM THE SITE. SITE PHOTOS



1. VIEW OF 2436 NW 56TH ST



2. VIEW FROM SOUTH WEST



3. VIEW OF SIDE YARD



4. VIEW OF BACKYARD



5. VIEW BETWEEN DUPLEXES

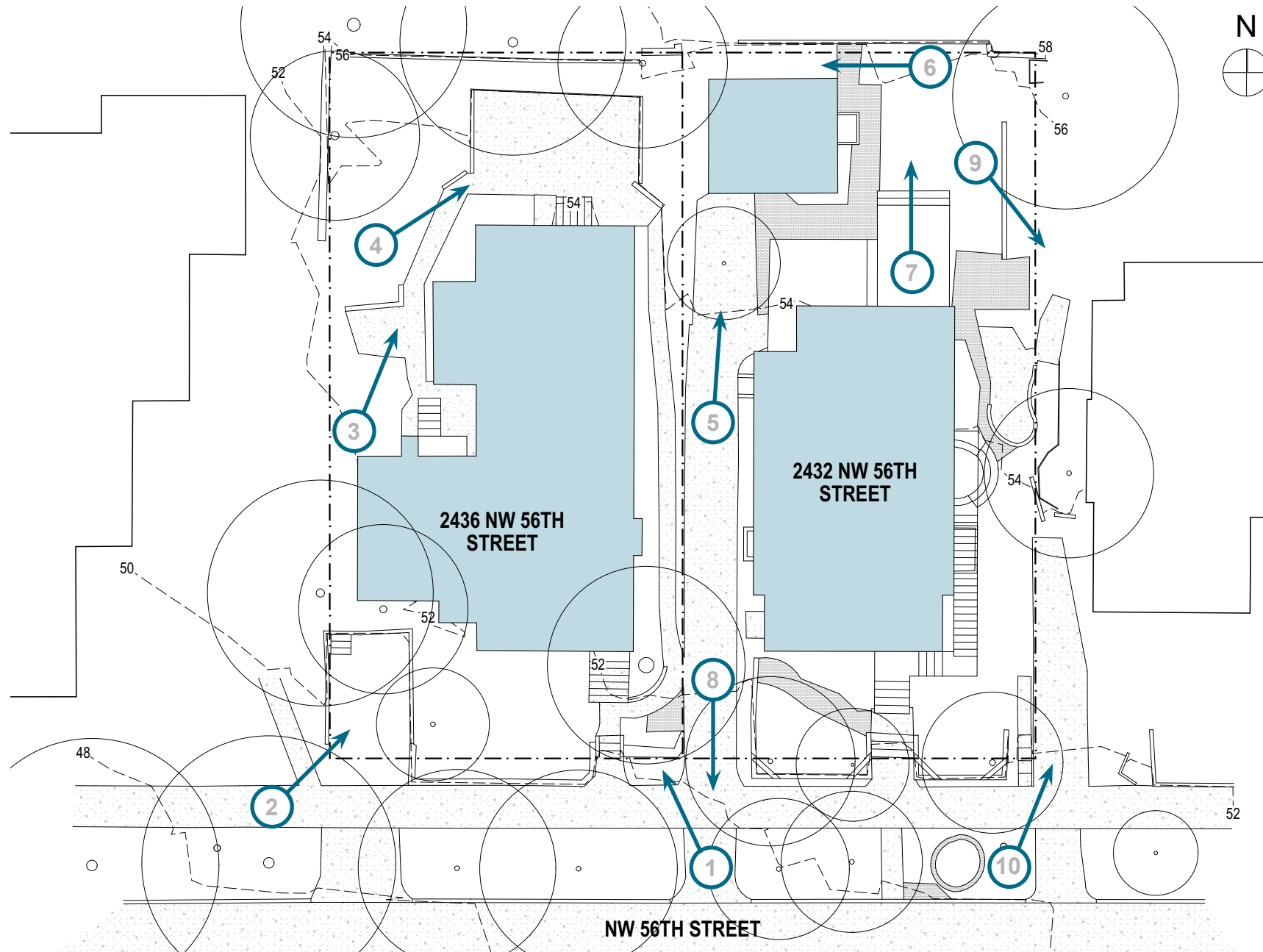


PHOTO KEY PLAN.



6. VIEW DOWN PROPERTY LINE



7. LR3 APARTMENTS TO NORTH



8. VIEW LOOKING SOUTH



9. VIEW OF NEIGHBORING DUPLEX



10. VIEW OF NEIGHBORING DUPLEX

01.  
PROJECT  
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03.  
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DESIGN

04.  
DESIGN  
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CODE  
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# PROPOSED SITE CONDITIONS. SITE PLAN.

## 01. PROJECT INFORMATION

### LEGAL DESCRIPTION: PARCEL NO: 276770-0090

LOT 18, BLOCK 50, GILMAN PARK, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.

## 02. SITE ANALYSIS

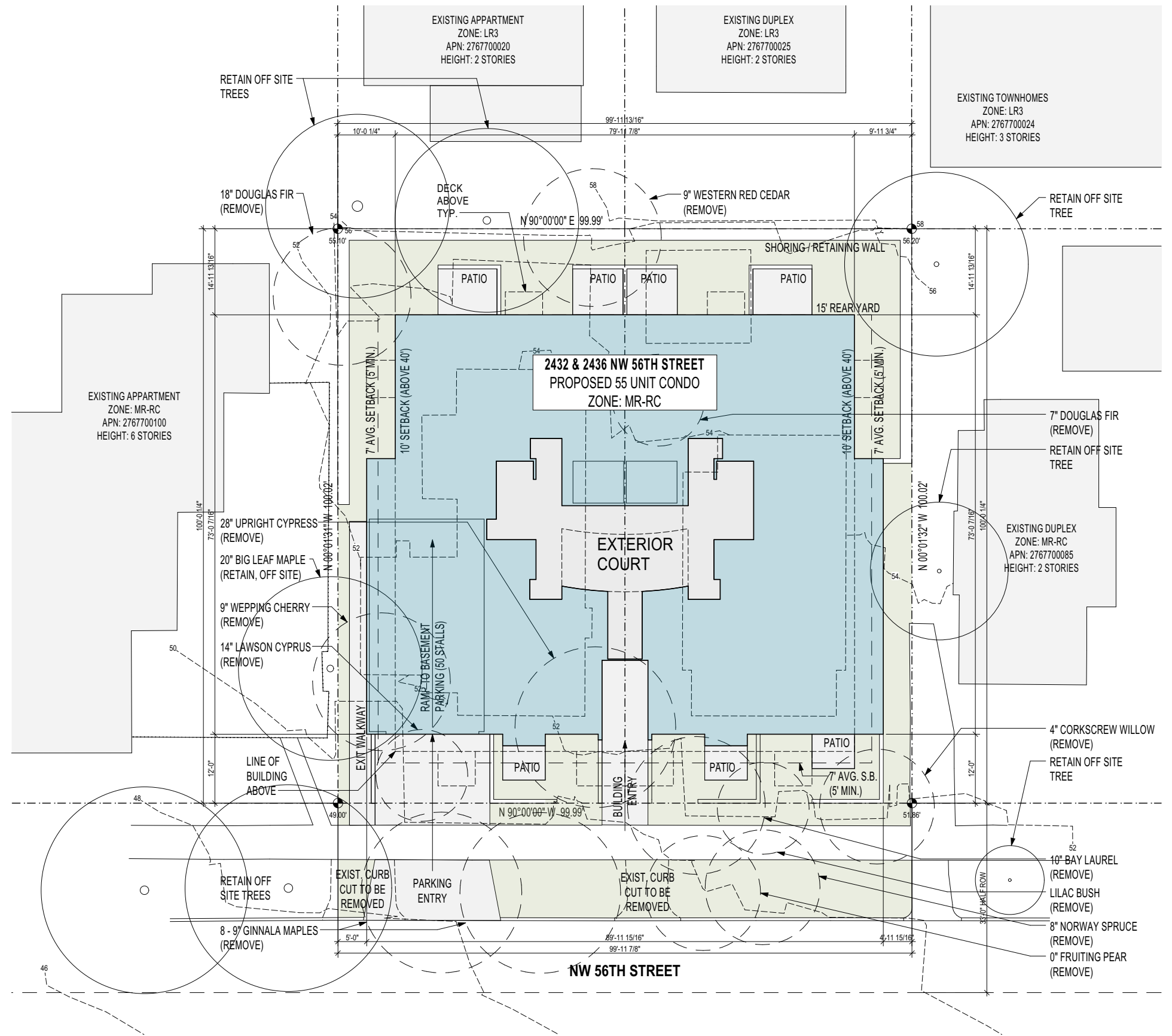
### LEGAL DESCRIPTION: PARCEL NO: 276770-0095

LOT 19 OF IN BLOCK 50 OF THE GILMAN PARK ADDITION, RECORDED IN VOLUME 3 OF PLATS AT PAGE 40. SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

## 03. BUILDING DESIGN

## 04. DESIGN STANDARDS

## 05. CODE DEPARTURES



# EXISTING SITE CONDITIONS. SURVEY.

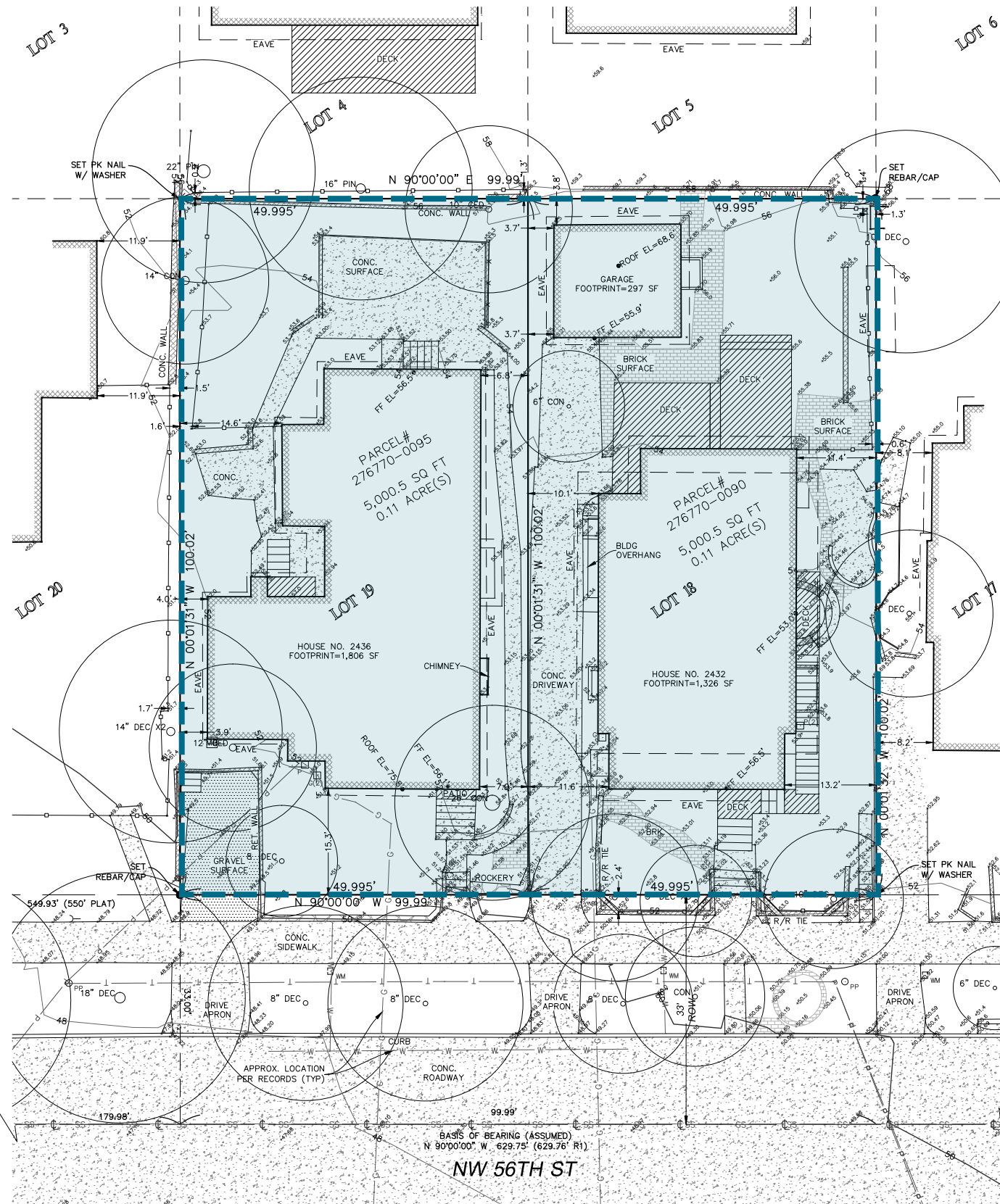
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

05.  
CODE  
DEPARTURES



LEGEND			
	ASPHALT SURFACE		TELEPHONE (OVERHEAD)
	BRICK SURFACE		WATER LINE
	BUILDING		BLDG BUILDING
	CENTERLINE ROW		C.C. CENTER CHANNEL
	CONCRETE SURFACE		CALC'D CALCULATED
	RETAINING WALL		CB CATCH BASIN
	DECK		COS CITY OF SEATTLE
	FENCE LINE (CHAIN LINK)		CON CONIFER
	FENCE LINE (WOOD)		CONC CONCRETE
	FIRE HYDRANT		COR CORNER
	GAS LINE		DEC DECIDUOUS
	GAS METER		ELEV ELEVATION
	GRAVEL SURFACE		FF FINISH FLOOR
	NAIL AS NOTED		G GAS
	MAILBOX (RESIDENTIAL)		LS# LAND SURVEYOR NUMBER
	MONUMENT IN CASE (FOUND)		MEAS MEASURED
	POWER METER		MON MONUMENT
	POWER (OVERHEAD)		OHP OVERHEAD POWER
	POWER POLE W/ LIGHT		OHT OVERHEAD TELEPHONE
	REBAR AS NOTED (FOUND)		PP POWER POLE
	REBAR & CAP (SET)		PROP PROPERTY
	ROCKERY		(R) RECORD DATA
	SEWER LINE		ROS RECORD OF SURVEY
	SEWER MANHOLE		SD SERVICE DRAIN
	SIGN (AS NOTED)		

SSMH  
RIM=43.74  
IE 8"CONC=34.14(C.C.)

27" R1)

N CASE  
9-07)

SSMH  
RIM=51.79  
IE 8"CONC=41.69(C.C.)

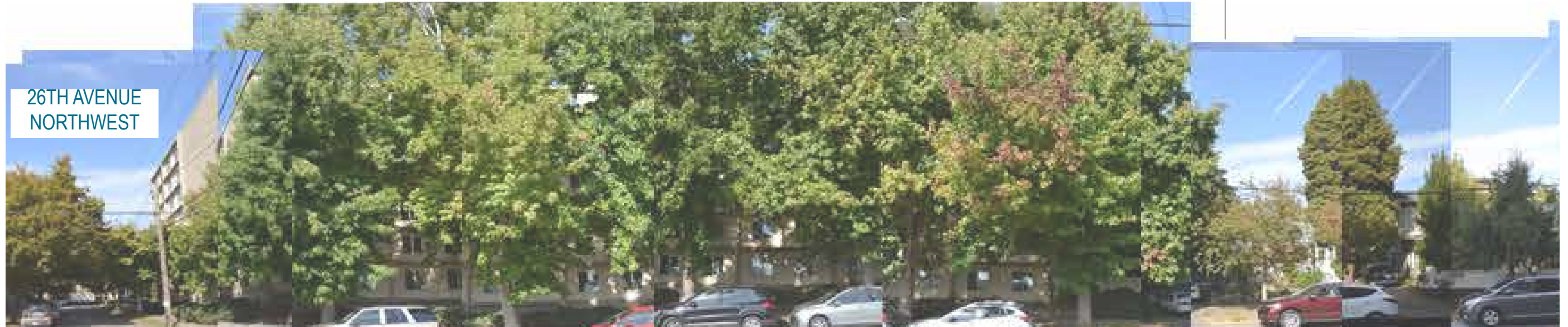
**BLOCK FACE STUDY.**  
NW 56TH STREET.

PROPOSED  
PROJECT SITE

01.  
PROJECT  
INFORMATION

26TH AVENUE  
NORTHWEST

02.  
SITE  
ANALYSIS



**VIEW FROM NW 56TH STREET. LOOKING NORTH**

03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

24TH AVENUE  
NORTHWEST

05.  
CODE  
DEPARTURES



**VIEW FROM NW 56TH STREET. LOOKING SOUTH**

**BLOCK FACE STUDY.**  
NW 56TH STREET.



**VIEW FROM NW 56TH STREET. LOOKING NORTH**

**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
ANALYSIS

**03.**  
BUILDING  
DESIGN

**04.**  
DESIGN  
STANDARDS

**05.**  
CODE  
DEPARTURES



**VIEW FROM NW 56TH STREET. LOOKING SOUTH**

# SUN / SHADOW STUDY.

## IMPACTS ON SURROUNDINGS.

01.  
PROJECT  
INFORMATION

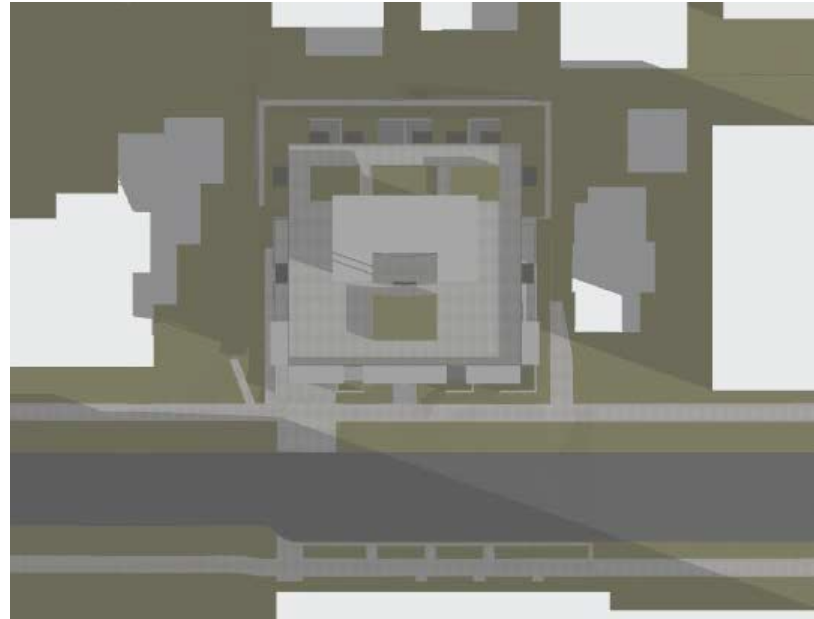
02.  
SITE  
ANALYSIS

03.  
BUILDING  
DESIGN

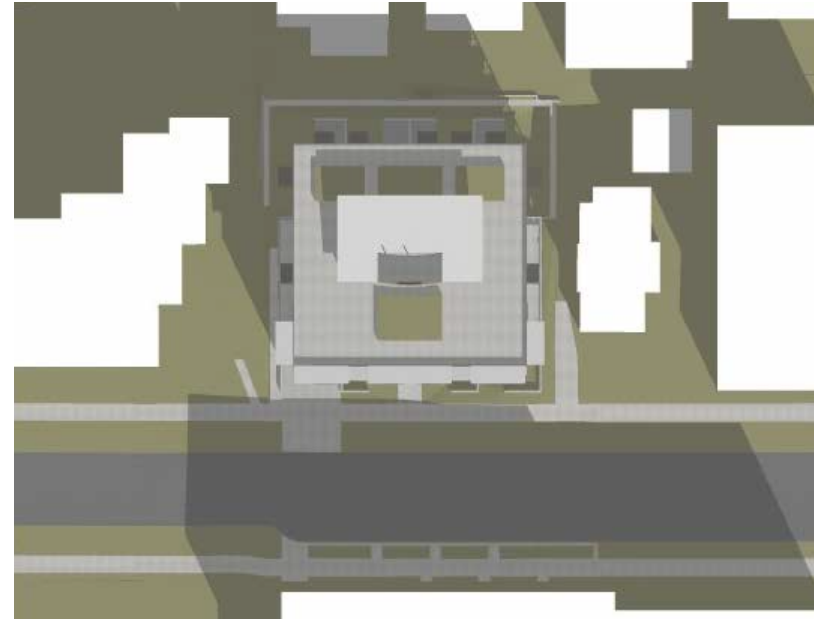
04.  
DESIGN  
STANDARDS

05.  
CODE  
DEPARTURES

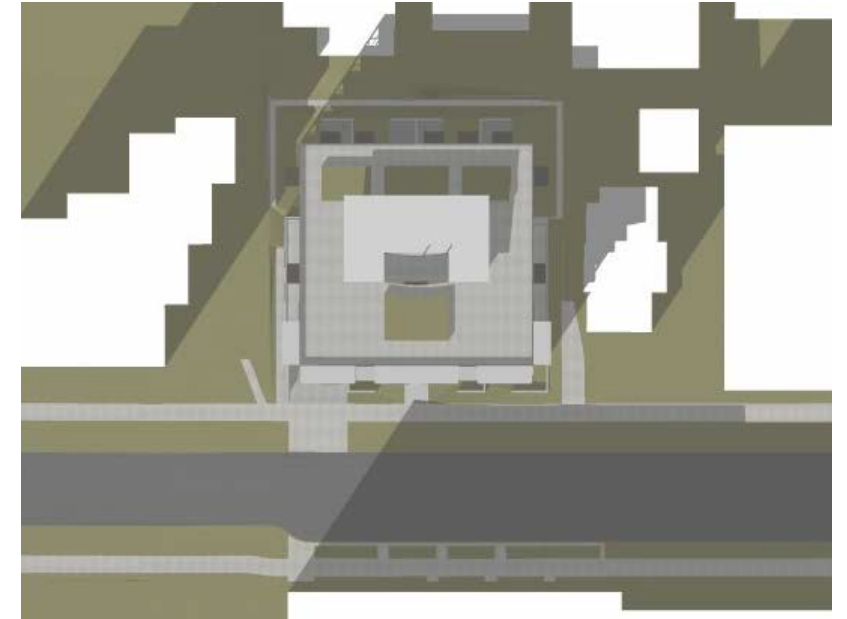
MARCH 21ST. 9:00 AM



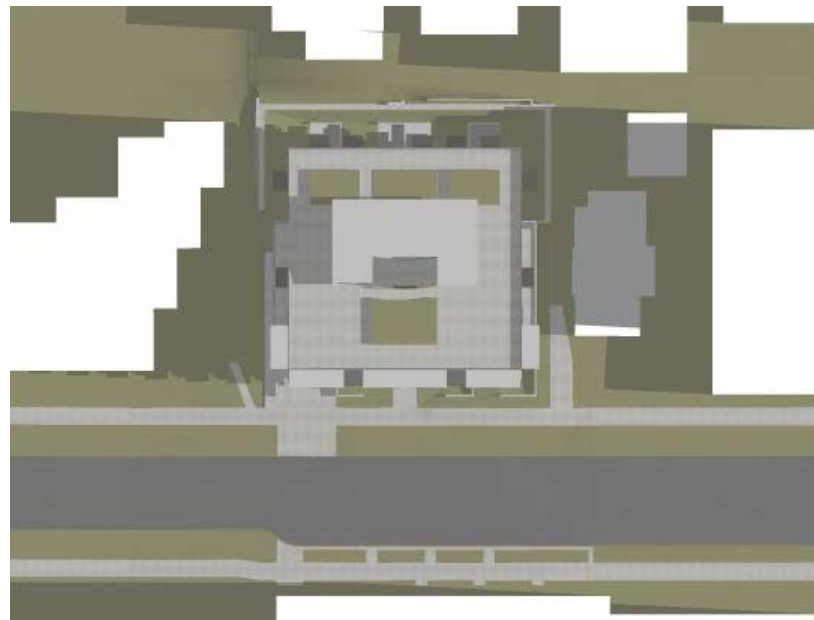
MARCH 21ST. NOON



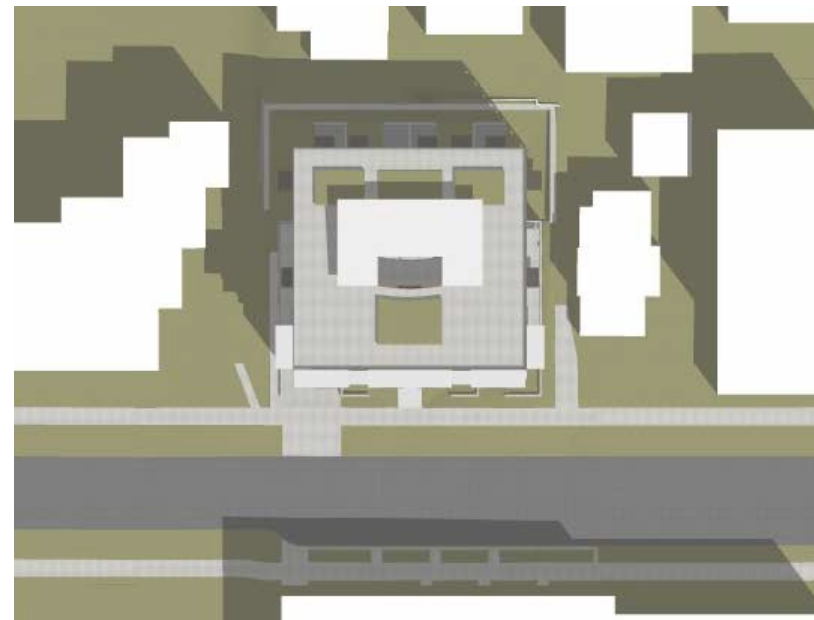
MARCH 21ST. 3:00 PM



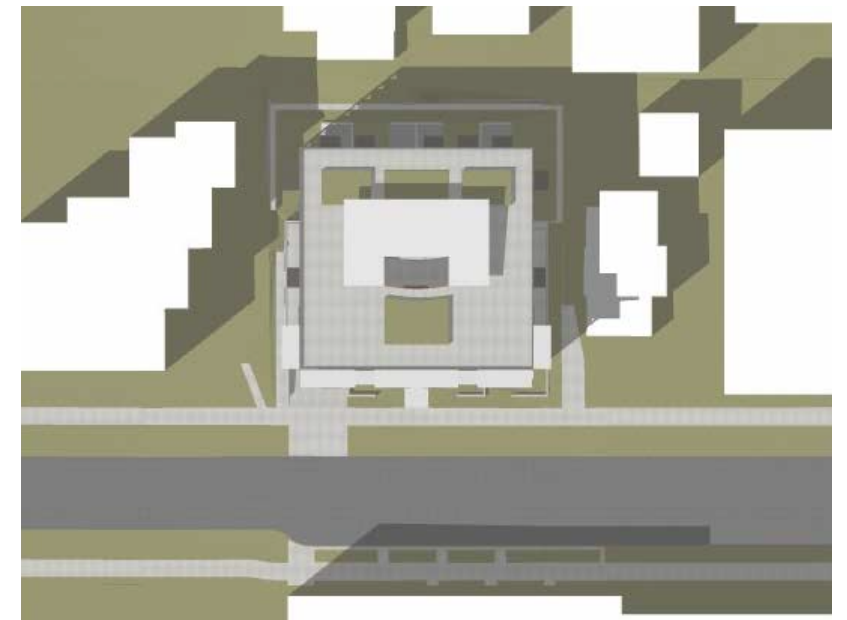
JUNE 21ST. 9:00 AM



JUNE 21ST. NOON



JUNE 21ST. 3:00 PM



# SUN / SHADOW STUDY. IMPACTS ON SURROUNDINGS.

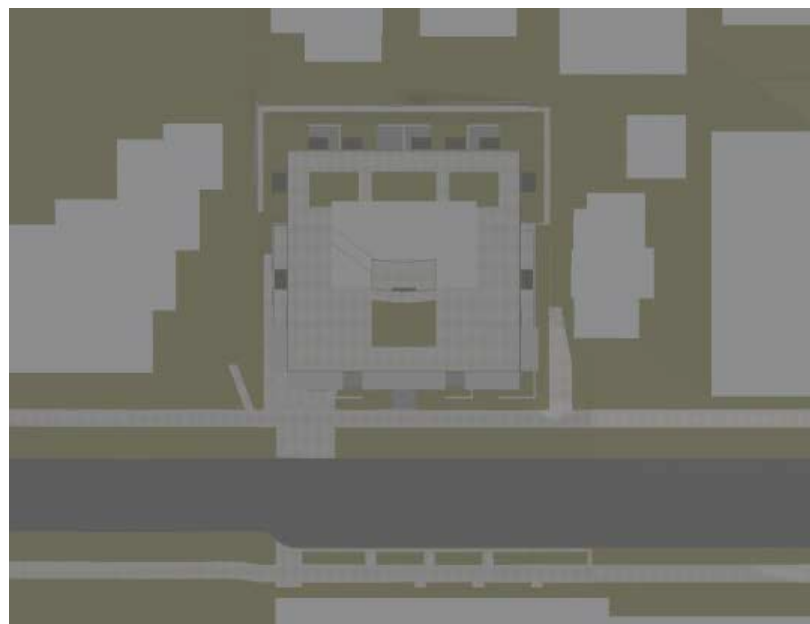
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

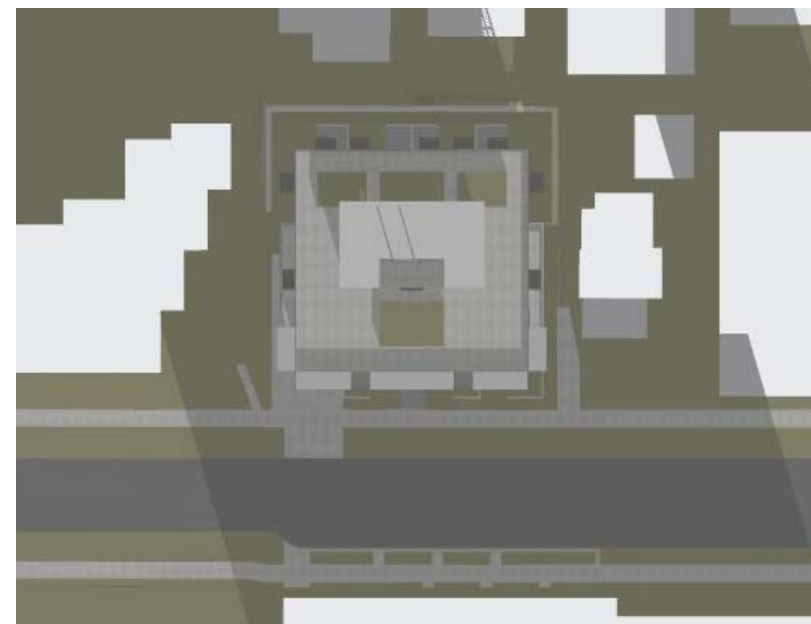
03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

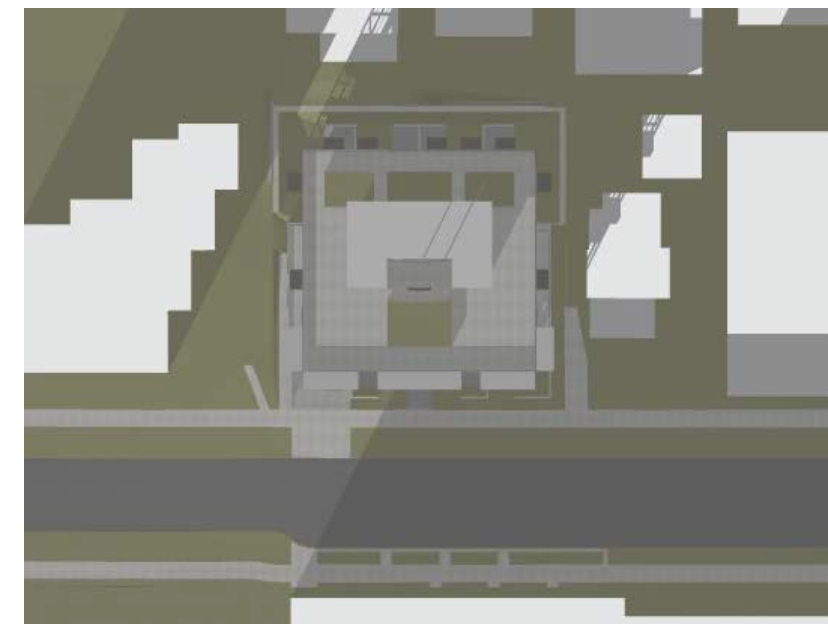
05.  
CODE  
DEPARTURES



DECEMBER 21ST. 9:00 AM



DECEMBER 21ST. NOON



DECEMBER 21ST. 3:00 PM

# OPTION 1.

## DESIGN NARRATIVE / RENDERING.

### 01. PROJECT INFORMATION

#### SLOT DESIGN:

This design arose from a desire to create a court space that connected to the exterior in plan as well as vertically and resulted in a division of the building into two distinct masses (east and west). The building is actually divided at the rear and perceptually divided at the street. Through bifurcating the rear façade we mitigate some of the mass of the building in relation to the L3 zoned properties to the North. In order to accommodate this "slot" more area needs to be located in the side yard areas in order to have workable unit designs. In this scheme we have also chosen to create more public landscape area along the streetscape. This provides a more cohesive base for a façade that has a variety of design elements.

#### POSITIVES:

- Modulation of the street facing façade
- Separation of the rear façade into two structures
- Increased streetscape landscaping
- Slot defines building entry at street and from afar
- Slot provides light and air to circulation areas

### 02. SITE ANALYSIS

### 03. BUILDING DESIGN

### 04. DESIGN STANDARDS

#### NEGATIVES:

- A more vertical expression emphasizes the building height
- Loss of perimeter wall area for units
- 16 units have primary outlook to side yards reducing privacy
- More building area in side yards. Departure is required
- Requires a departure for structure depth (76' instead of 75')

### 05. CODE DEPARTURES



VIEW FROM ACROSS THE STREET.

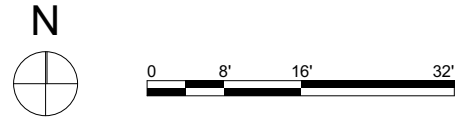


EYE LEVEL FROM STREET FRONT.

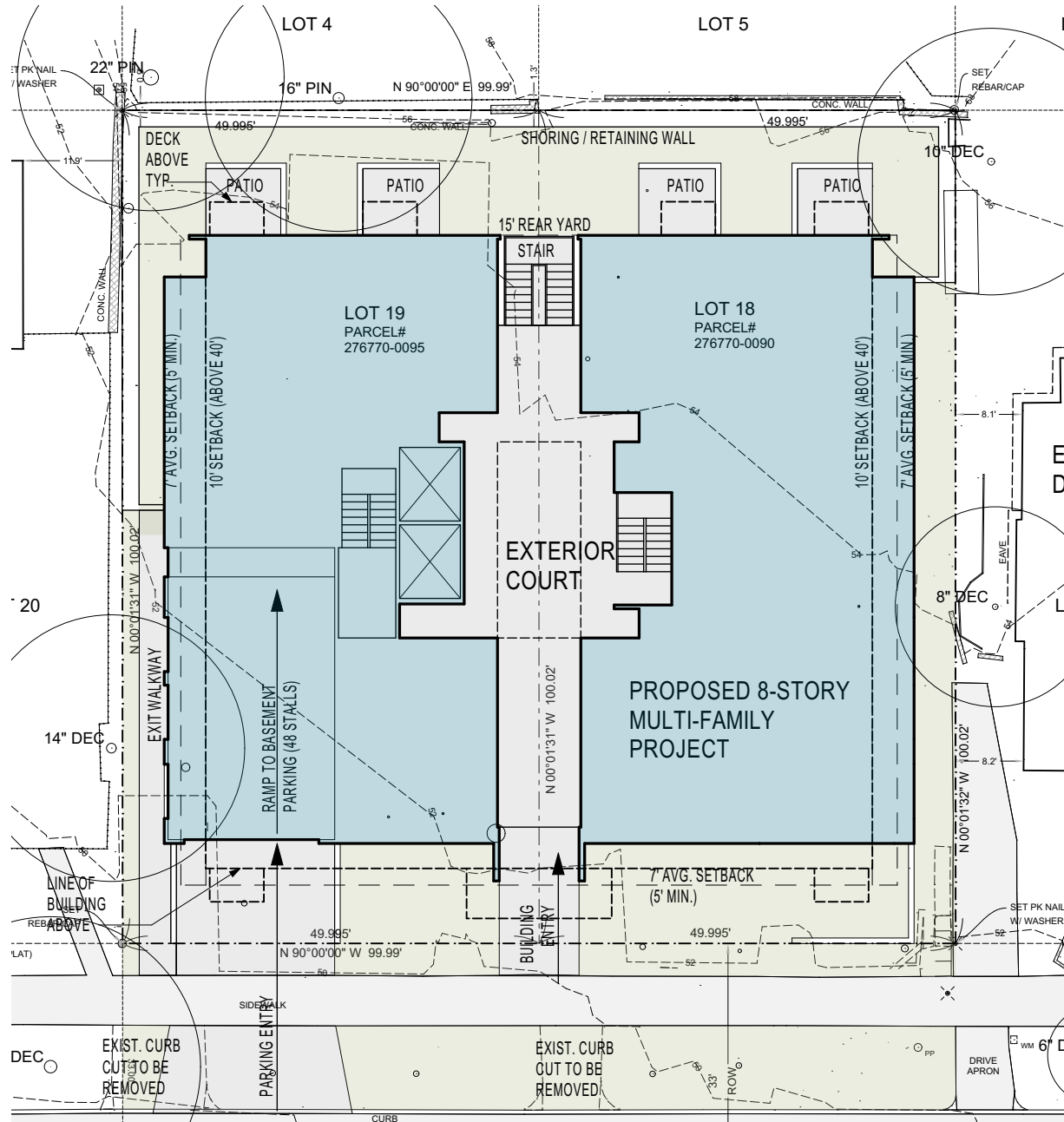


AERIAL FROM REAR YARD.

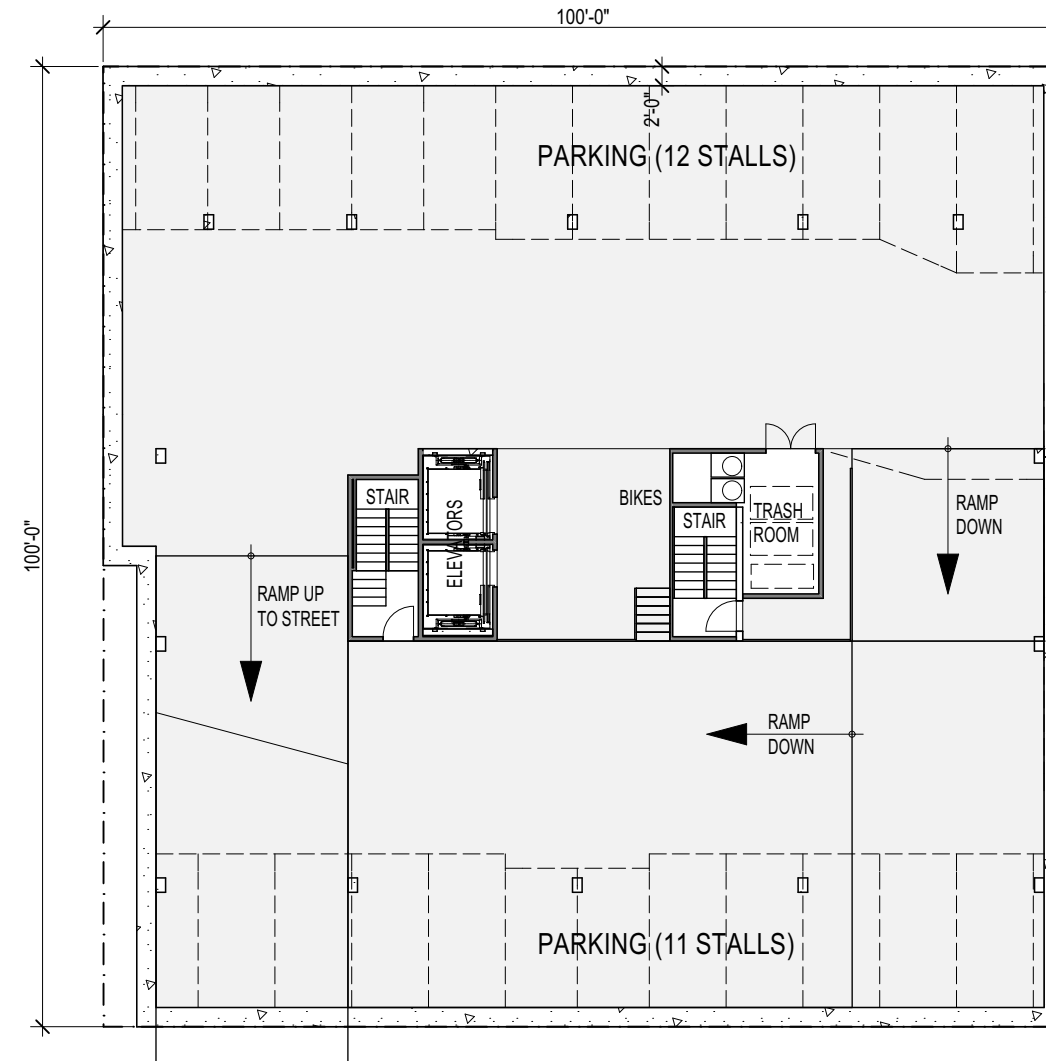




# OPTION 1. FLOOR PLANS.



**SITE PLAN.**



**GARAGE FLOOR PLAN.**

**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
ANALYSIS

**03.**  
BUILDING  
DESIGN

**04.**  
DESIGN  
STANDARDS

**05.**  
CODE  
DEPARTURES

# OPTION 1. FLOOR PLANS.



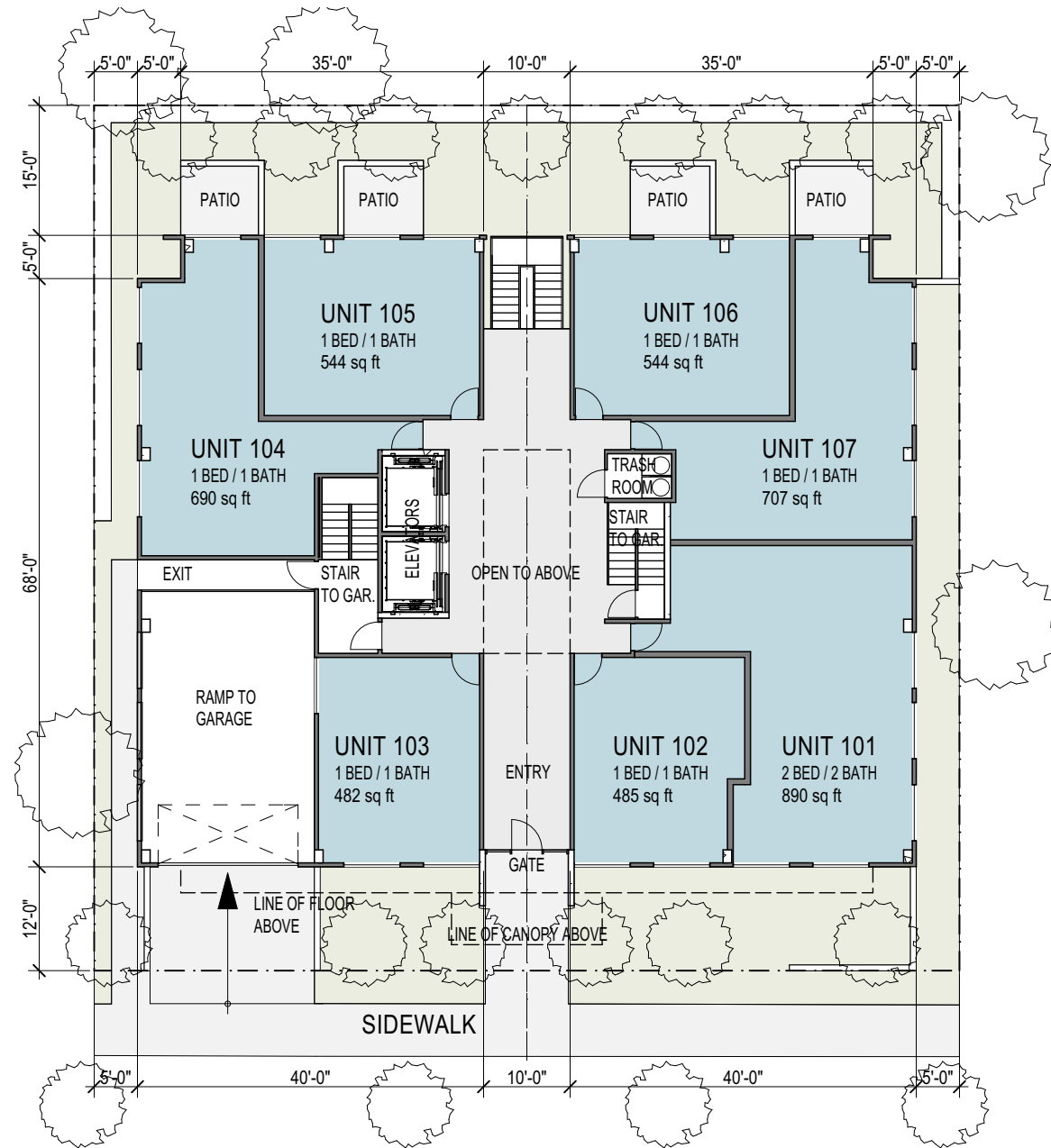
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

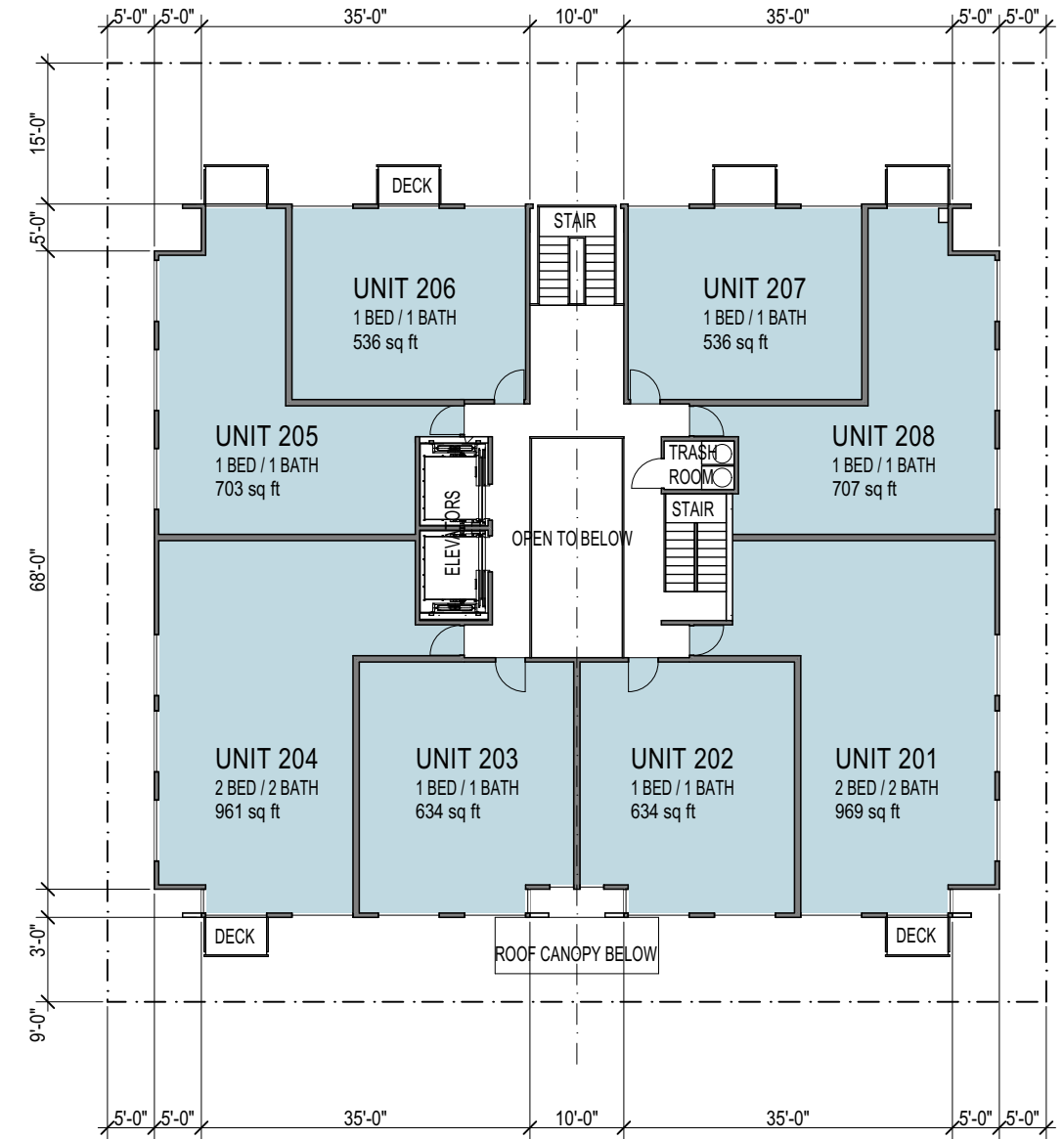
03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

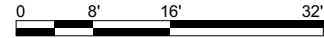
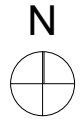
05.  
CODE  
DEPARTURES



FIRST FLOOR PLAN.



SECOND - FOURTH FLOOR PLAN.



# OPTION 1. FLOOR PLANS.

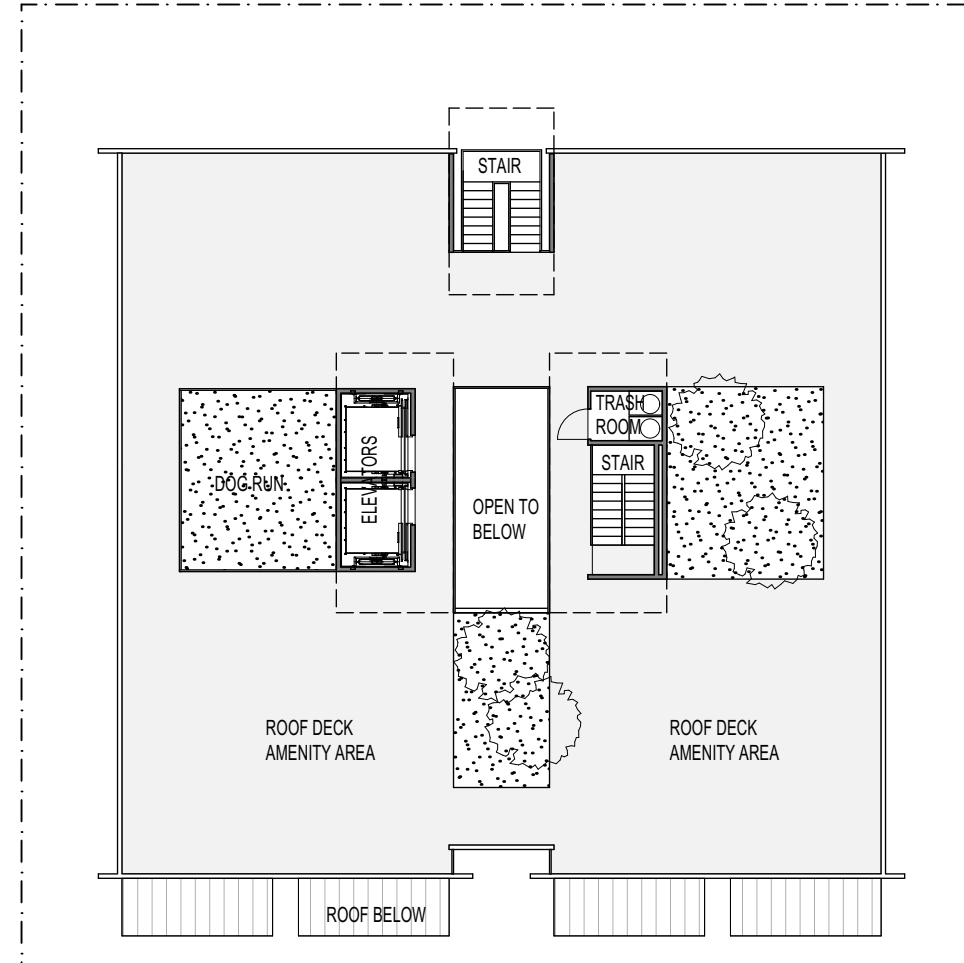
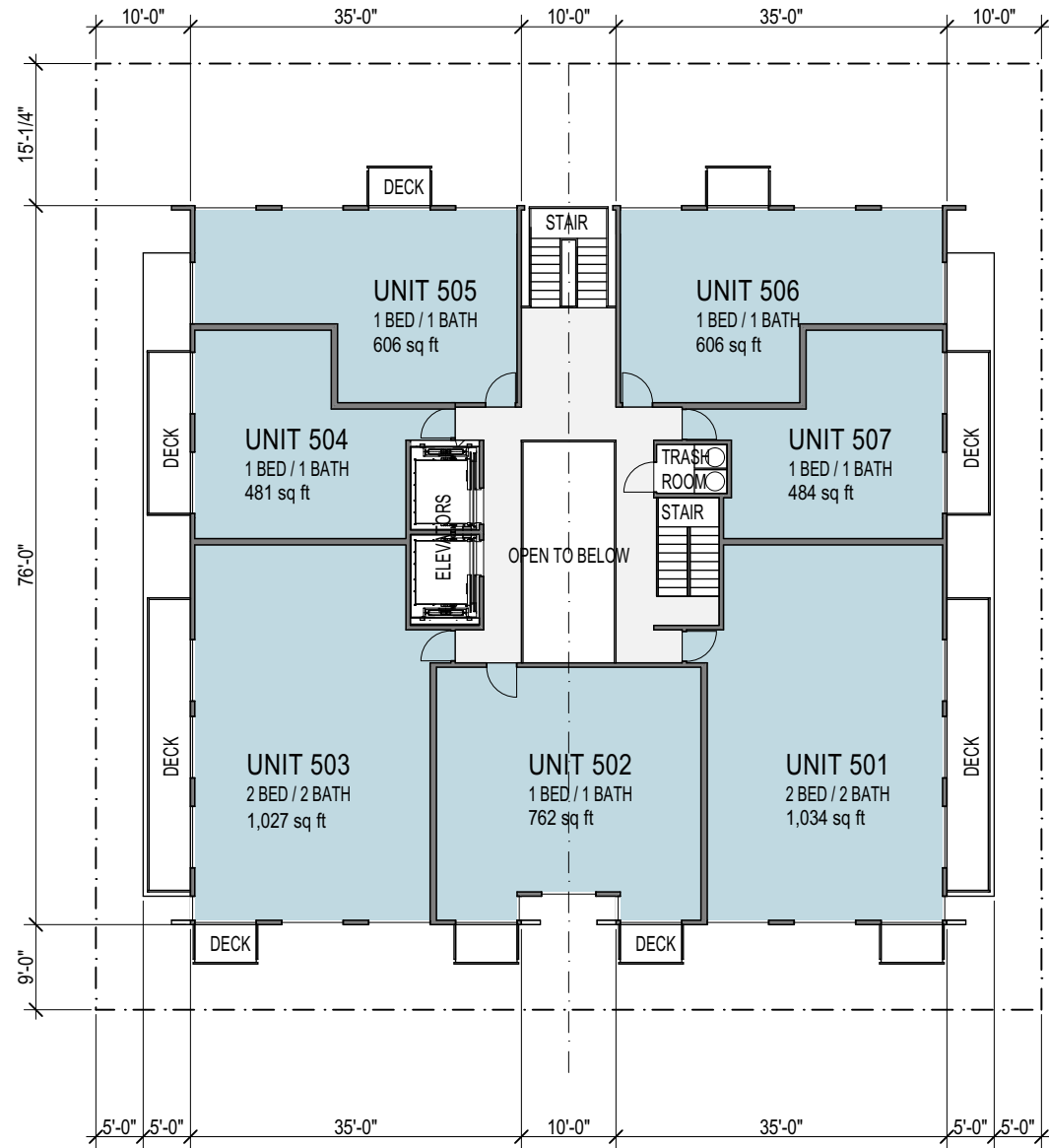
01.  
PROJECT  
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02.  
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03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

05.  
CODE  
DEPARTURES



FIFTH - EIGHTH FLOOR PLAN.

ROOF DECK PLAN.

## OPTION 2.

### DESIGN NARRATIVE / RENDERING.

#### 01. PROJECT INFORMATION

#### CODE CONFORMING DESIGN:

This code compliant scheme resulted from a desire to consider one scheme with interior circulation to the units rather than an external court arrangement. The building is located 16' from the rear property line due to structure depth requirements rather than the 15' setback. In order to create an equivalent unit area we have recessed the ground floor units and entry. In order to mitigate the mass of the building in relation to the LR zoned properties to the North we have widened the street facing façade and narrowed the rear façade. In this scheme we have chosen not to express the roof edge with a canopy helping to decrease the apparent mass of this scheme.

#### POSITIVES:

- Code conforming design
- 16' setback from LR zoned property
- Narrow façade at rear allows more openness for LR zoned properties to North.
- Maximum street façade for units to be open to street and make use of corners for potential views

#### 02. SITE ANALYSIS

#### 03. BUILDING DESIGN

#### 04. DESIGN STANDARDS

#### NEGATIVES:

- Maximized street façade with minimal modulation.
- Ground floor units partially below grade.
- Requires window wells for egress purposes.
- Potential landscape or amenity area at street devoted to window wells.
- Entry lacks definition due to location below grade level at sidewalk.
- Interior circulation lacks natural light.

#### 05. CODE DEPARTURES



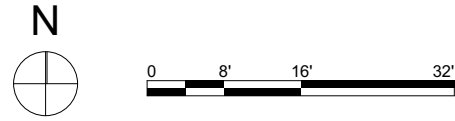
VIEW FROM ACROSS THE STREET.



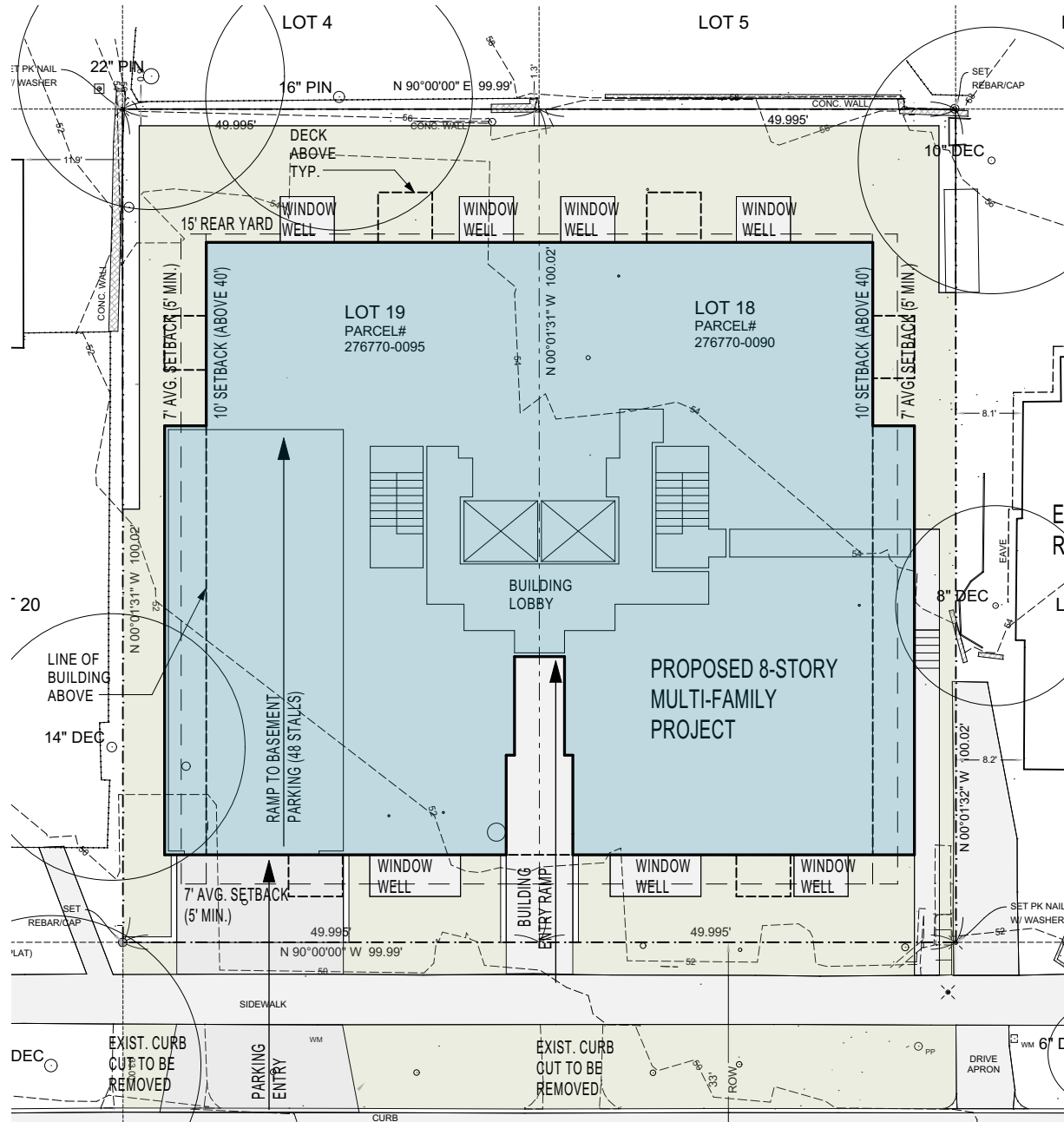
EYE LEVEL FROM STREET FRONT.



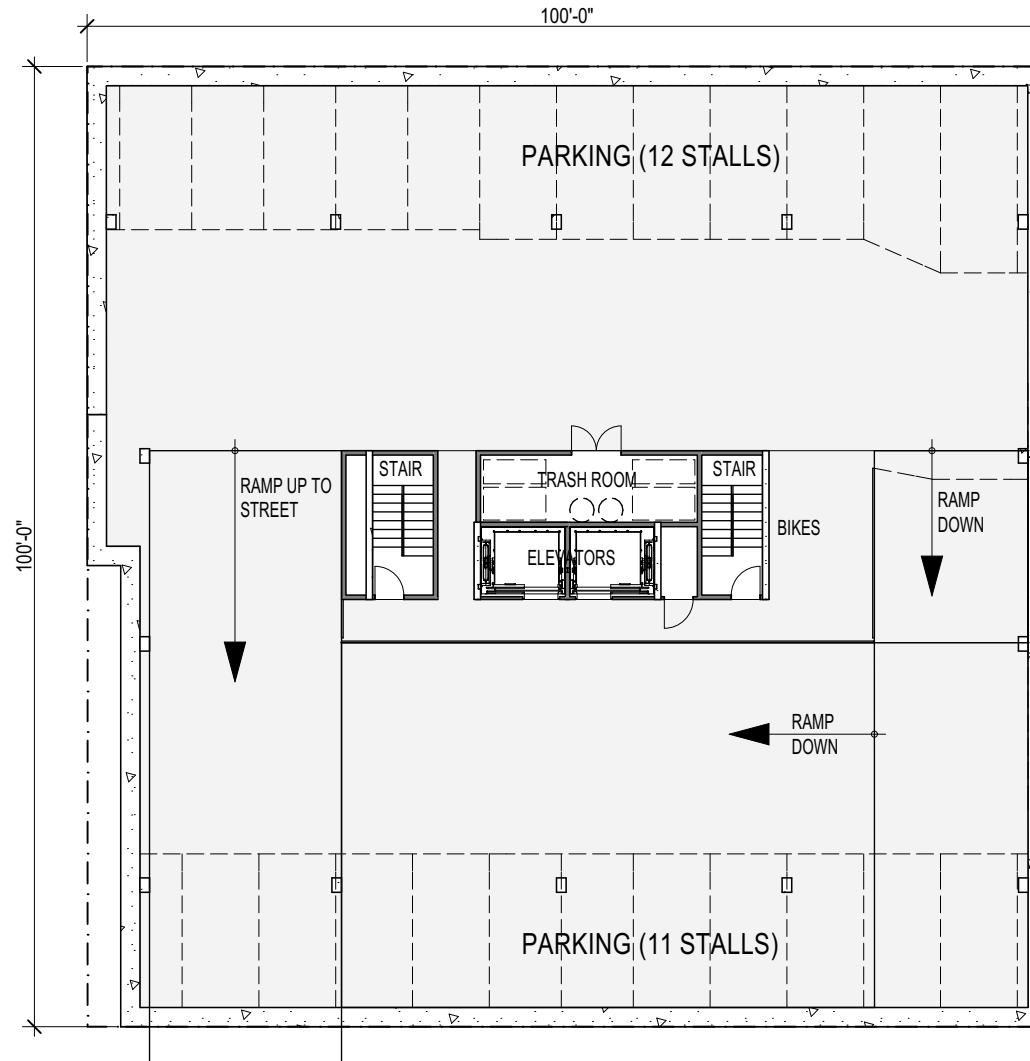
AERIAL FROM REAR YARD.



# OPTION 2. FLOOR PLANS.



**SITE PLAN.**



**GARAGE FLOOR PLAN.**

**01.**  
PROJECT  
INFORMATION

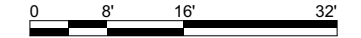
**02.**  
SITE  
ANALYSIS

**03.**  
BUILDING  
DESIGN

**04.**  
DESIGN  
STANDARDS

**05.**  
CODE  
DEPARTURES

# OPTION 2. FLOOR PLANS.



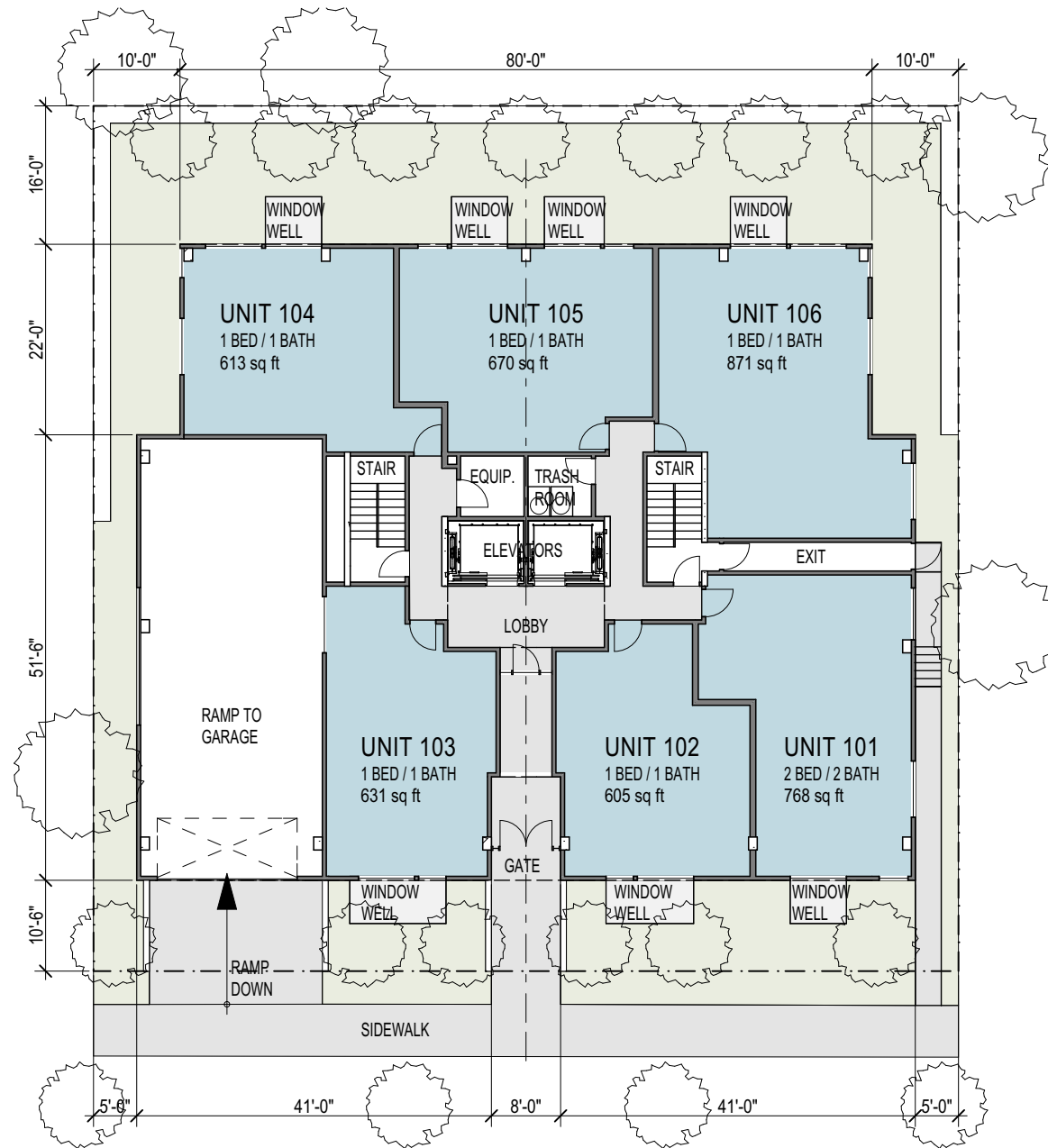
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

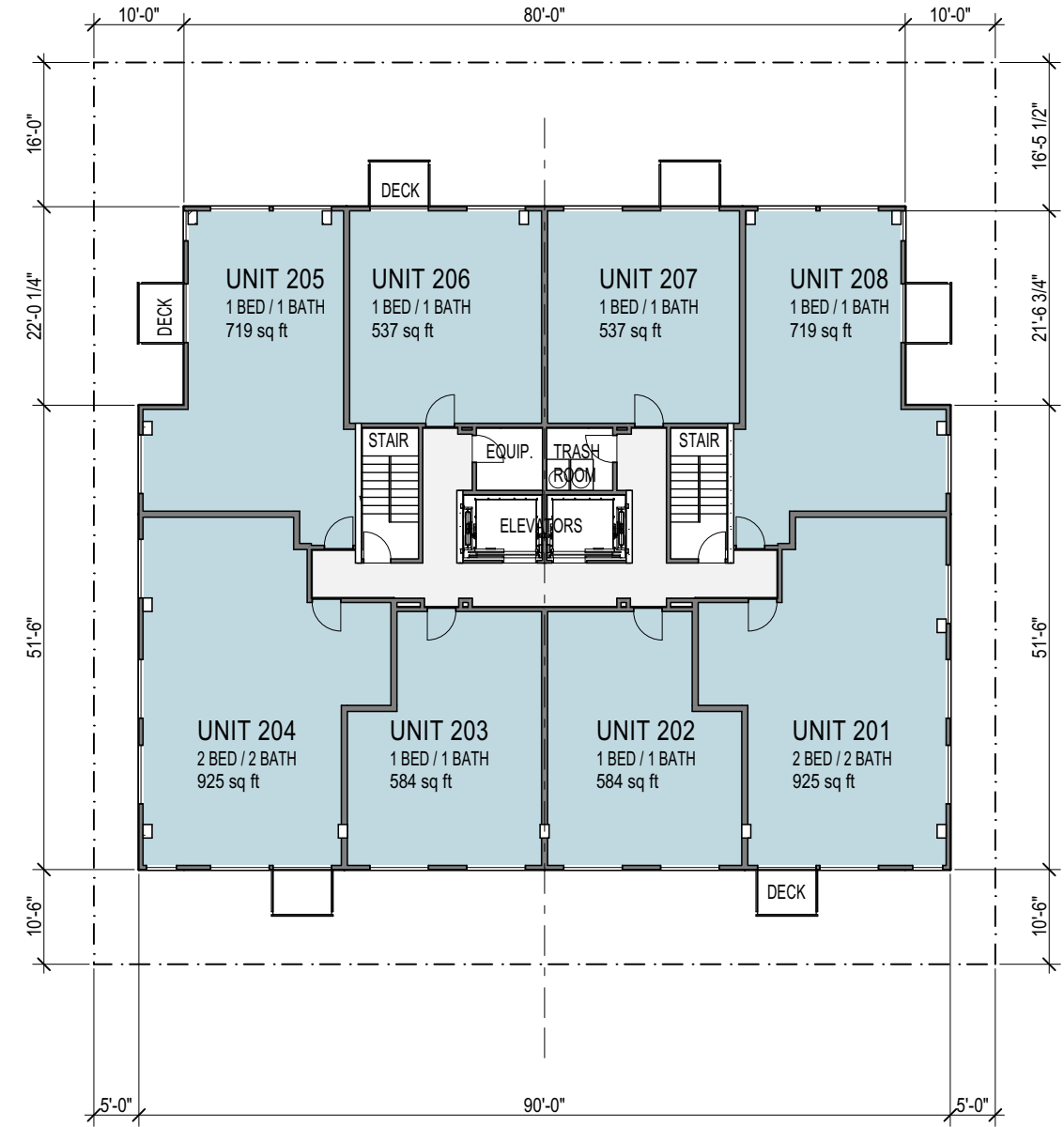
03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

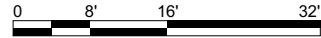
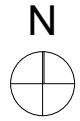
05.  
CODE  
DEPARTURES



FIRST FLOOR PLAN.



SECOND - FOURTH FLOOR PLAN.



# OPTION 2. FLOOR PLANS.

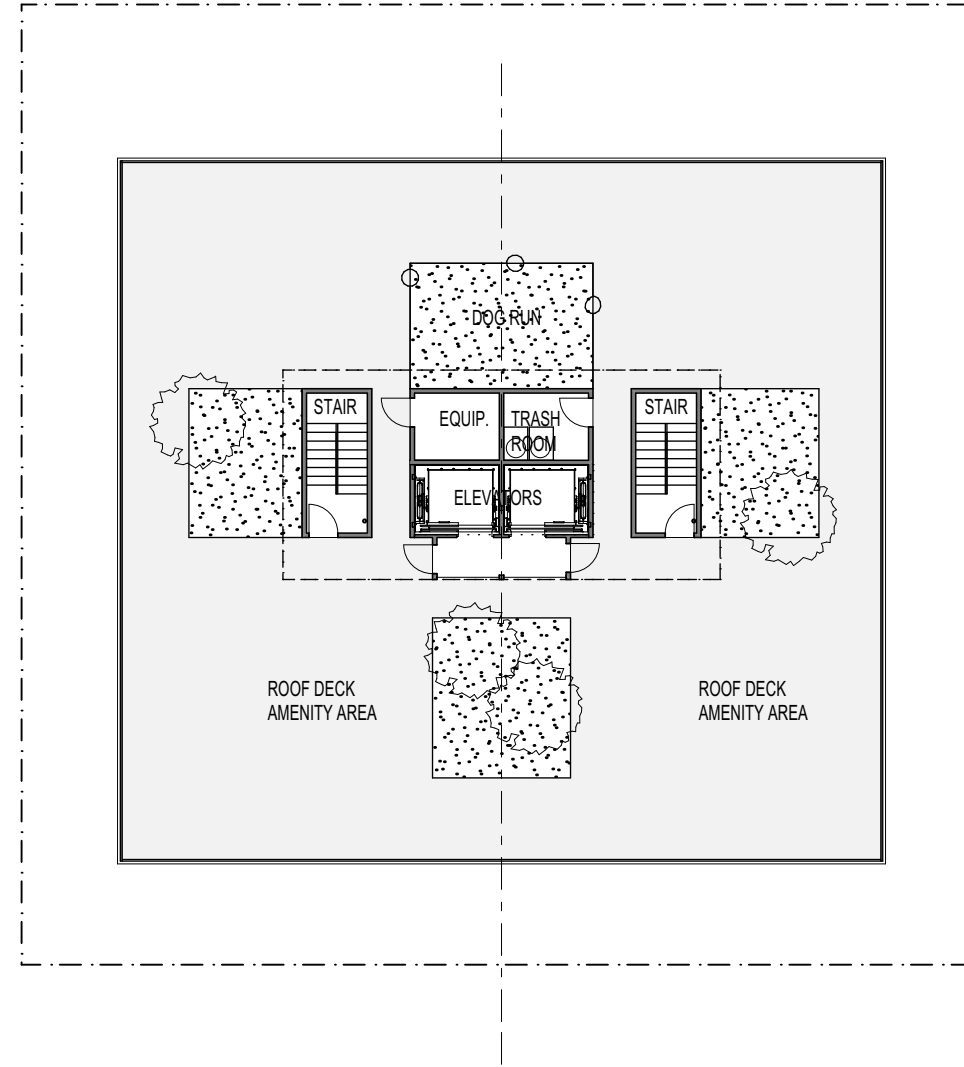
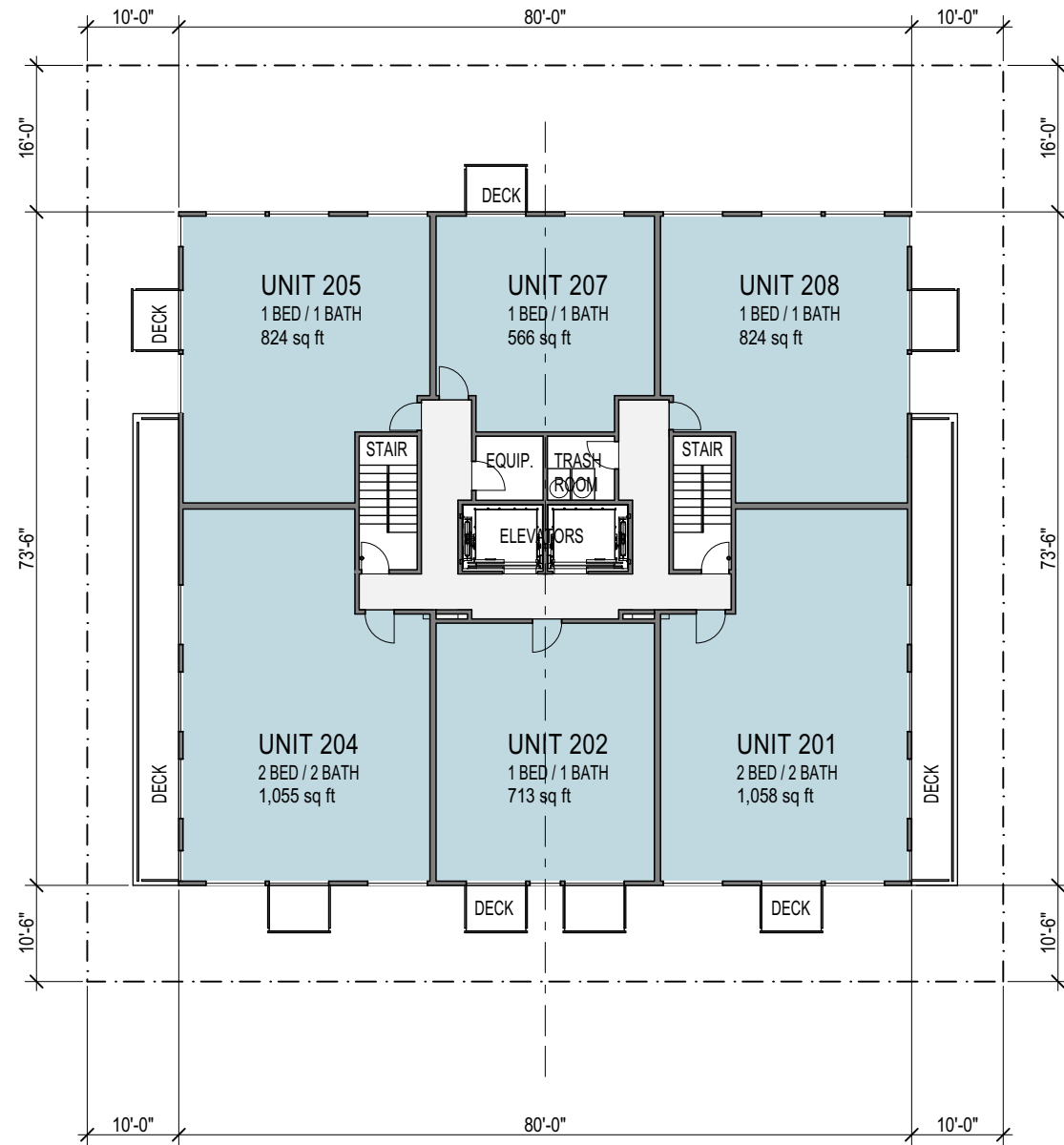
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
BUILDING  
DESIGN

04.  
DESIGN  
STANDARDS

05.  
CODE  
DEPARTURES



FIFTH - EIGHTH FLOOR PLAN.

ROOF DECK PLAN.

# OPTION 3.

## DESIGN NARRATIVE / RENDERING.

### 01. PROJECT INFORMATION

#### PREFERRED DESIGN:

This scheme utilizes a fully encompassed exterior court space for circulation providing visual interaction between levels and some openness to natural light while maintaining the building perimeter creating units focused to the streetscape / south views and to the large rear yard / openness to the north. It creates a cohesive structure that addresses the street through a recessed and articulated street level and also addresses the individual units with corner windows and large balconies. By narrowing the structure at the rear we provide openness to the LR zoned properties to the North. The emphasis on horizontal elements minimizes the apparent verticality of the building while creating a clear base that relates to the street and a cap that provides visual interest at the roofline.

#### POSITIVES:

- Maximized streetscape area.
- Street level articulation and private outdoor spaces that enliven the streetscape.
- Horizontal emphasis minimizes apparent verticality of façade.
- Narrow façade at rear allows more openness for LR zoned properties to North.
- Extensive street façade for units to be open to street and make use of corners for potential views.
- Main living areas to front and rear allows maximum glazing in those areas for façade transparency and more privacy to neighboring properties to East and West.
- Exterior court provides light and air for interior circulation and the ability to visually connect different levels.

#### NEGATIVES:

- Requires a departure for structure depth (76' instead of 75').

### 02. SITE ANALYSIS

### 03. BUILDING DESIGN

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### 05. CODE DEPARTURES



VIEW FROM ACROSS THE STREET.

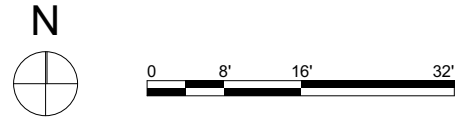


EYE LEVEL FROM STREET FRONT.

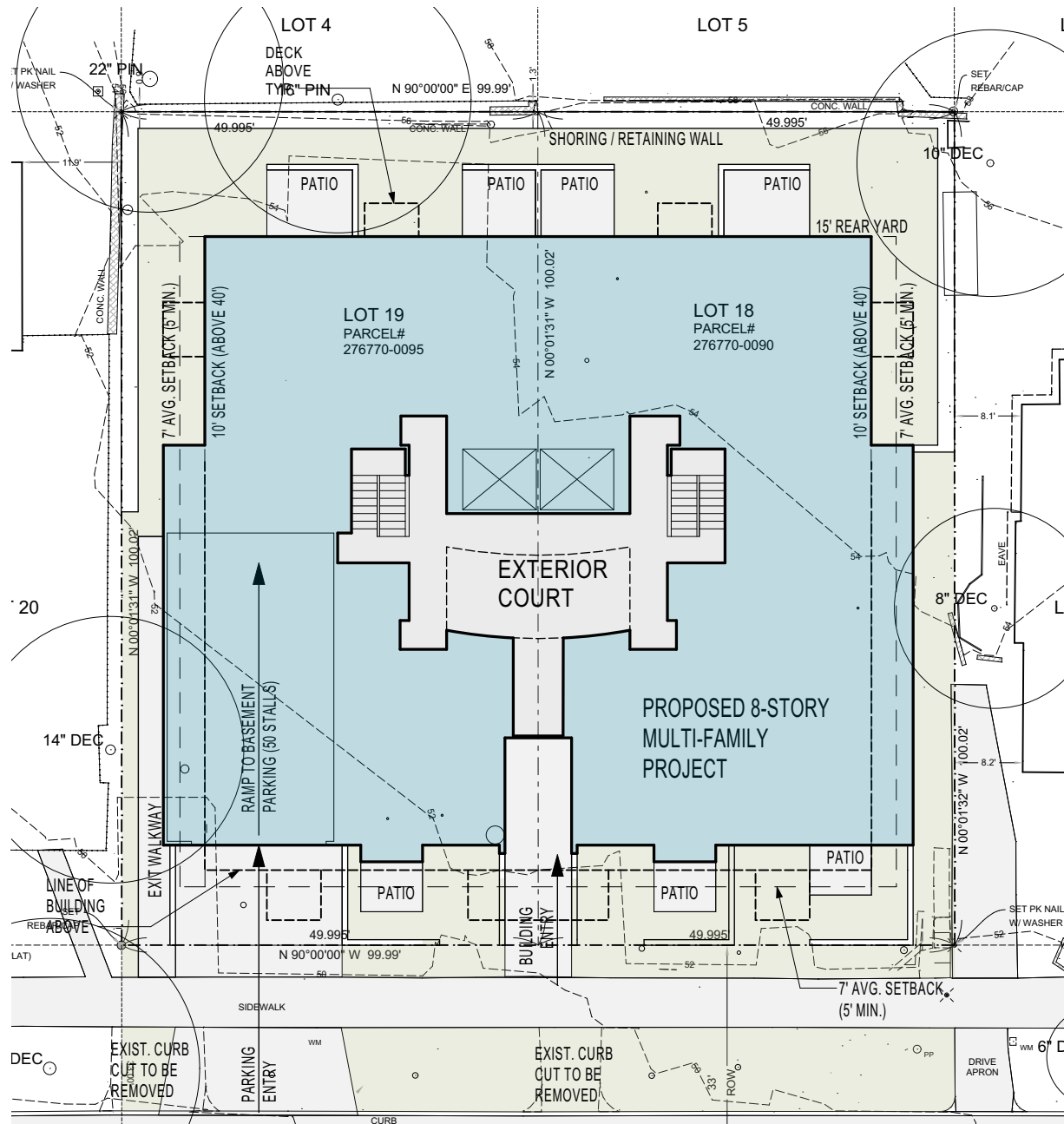


AERIAL FROM REAR YARD.

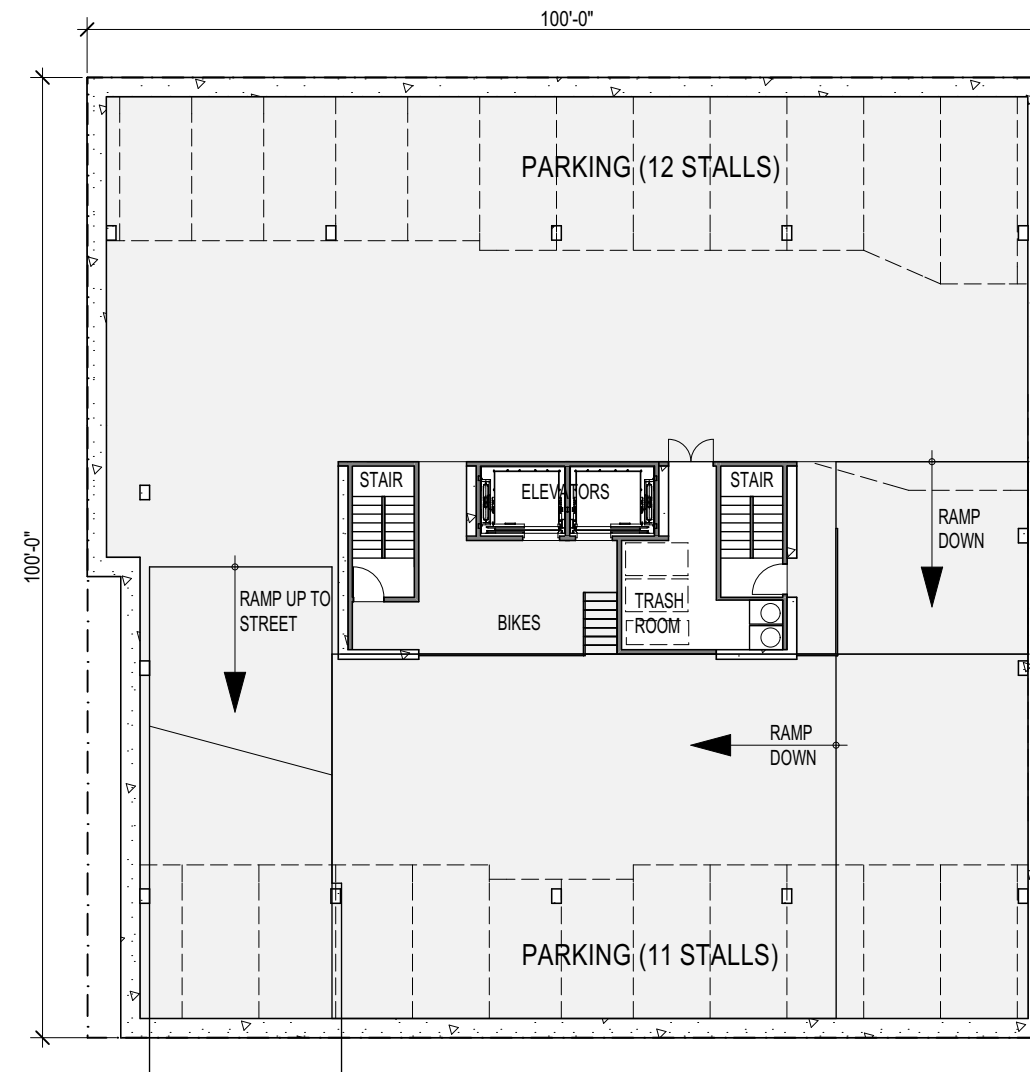




# OPTION 3. FLOOR PLANS.



**SITE PLAN.**



**GARAGE FLOOR PLAN.**

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# OPTION 3. FLOOR PLANS.



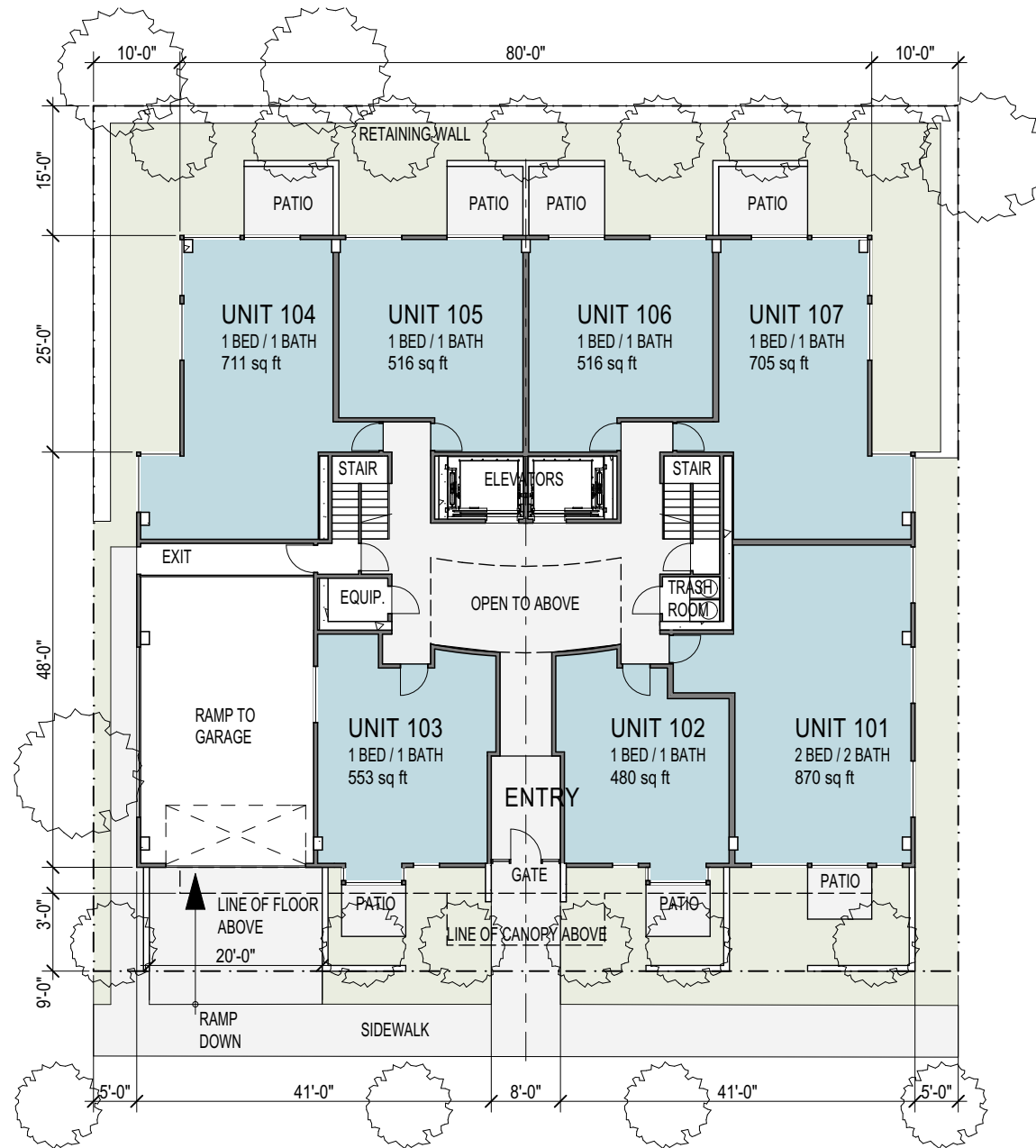
01. PROJECT INFORMATION

02. SITE ANALYSIS

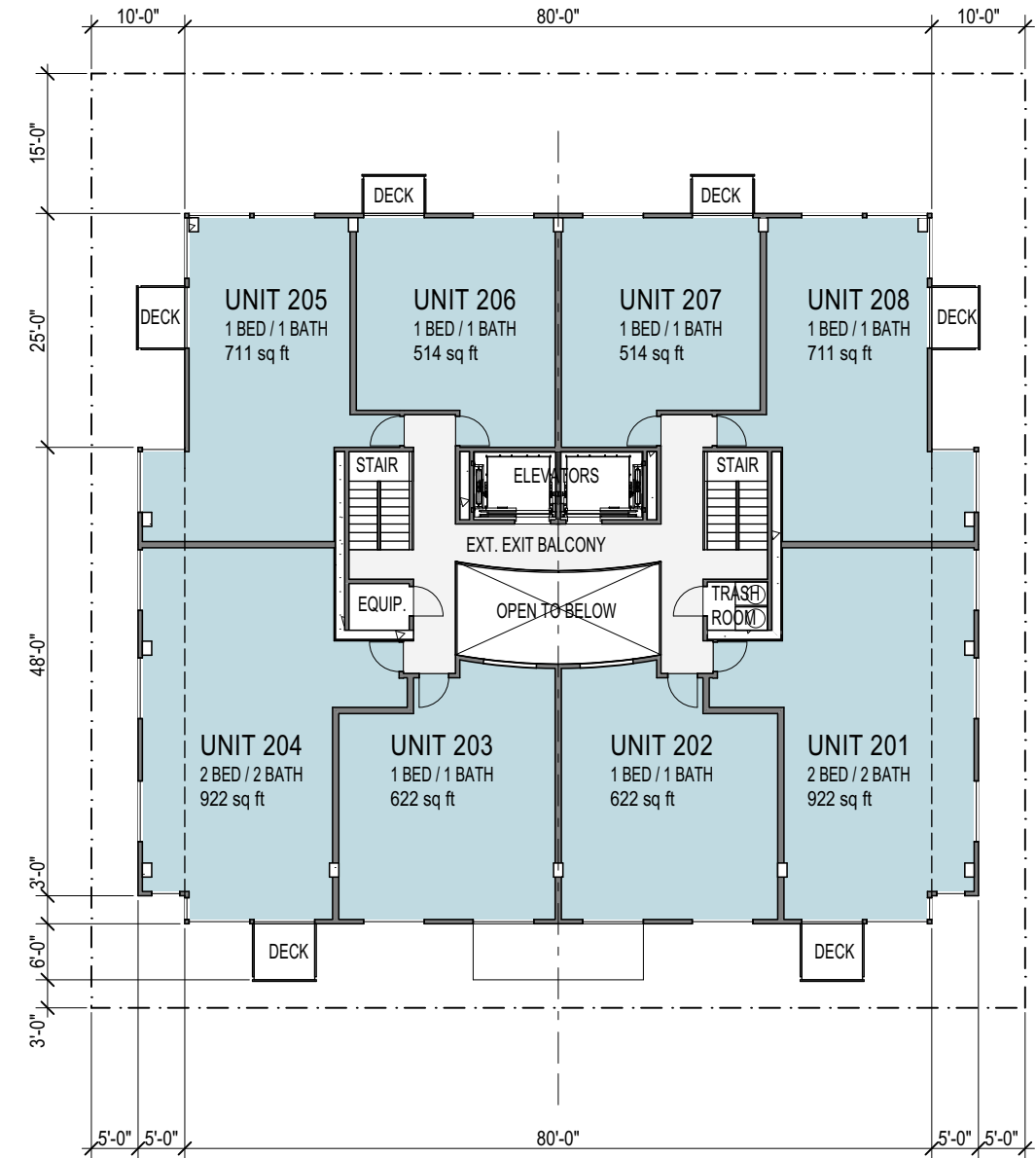
03. BUILDING DESIGN

04. DESIGN STANDARDS

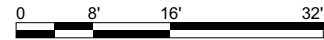
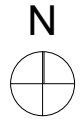
05. CODE DEPARTURES



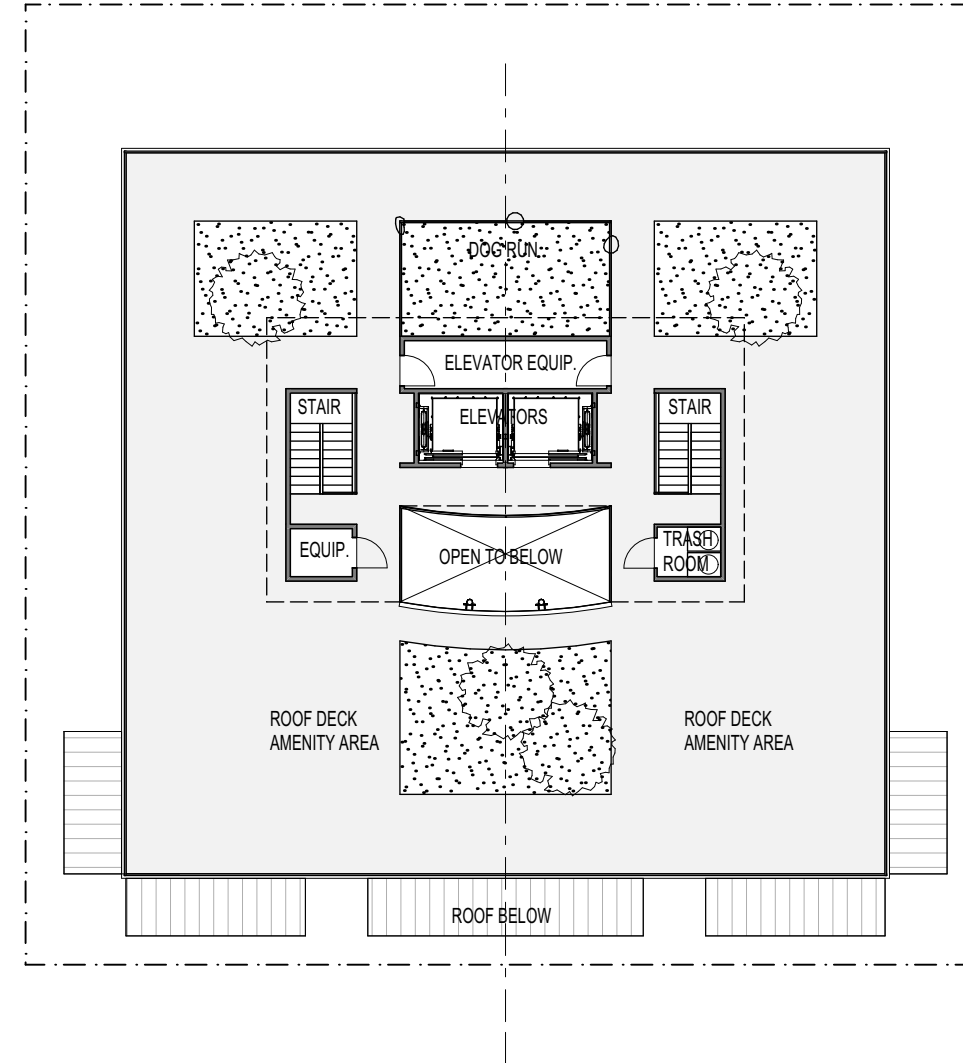
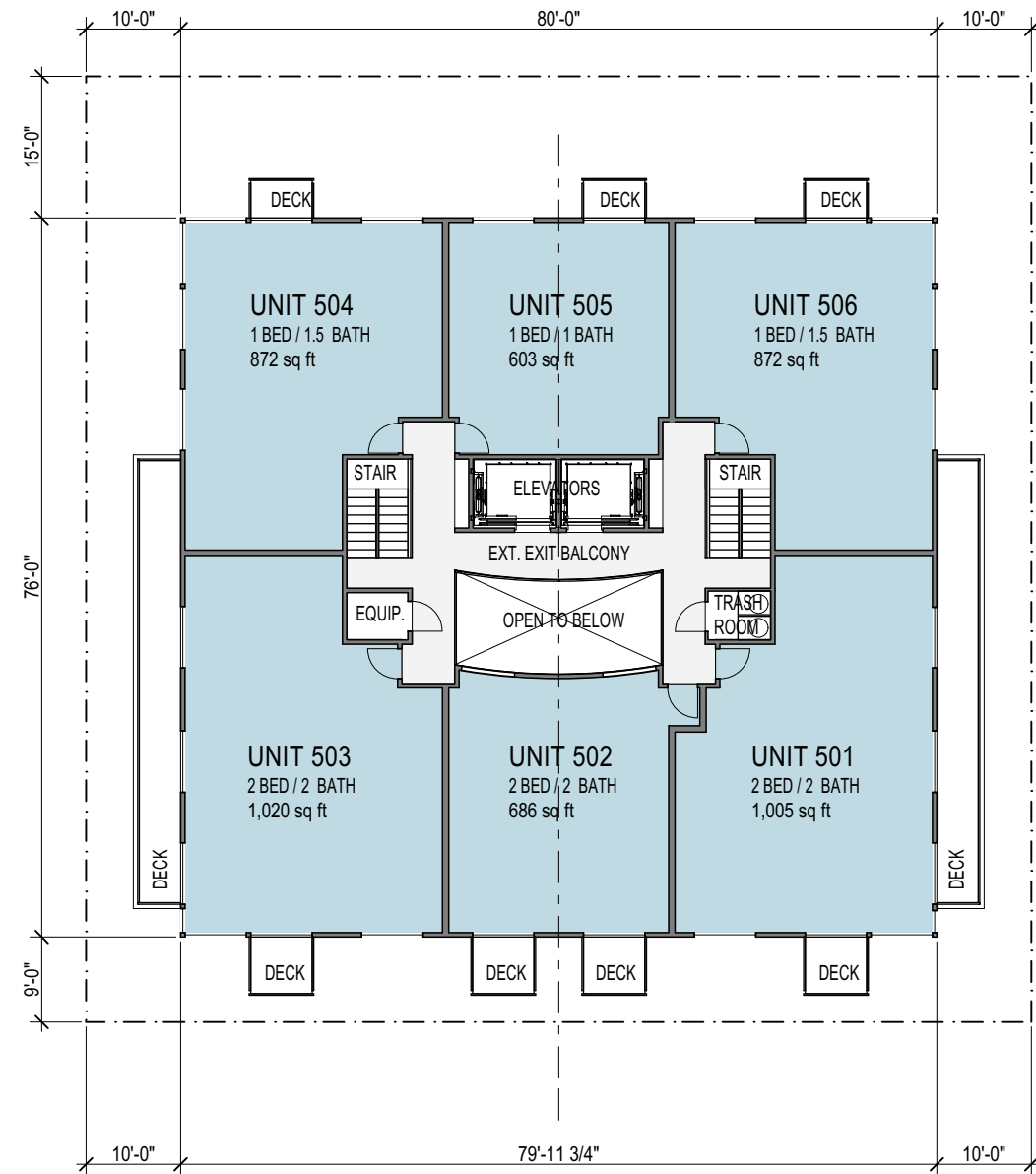
FIRST FLOOR PLAN.



SECOND - FOURTH FLOOR PLAN.



# OPTION 3. FLOOR PLANS.



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FIFTH - EIGHTH FLOOR PLAN.

ROOF DECK PLAN.

**OPTION 1.**  
SLOT DESIGN.

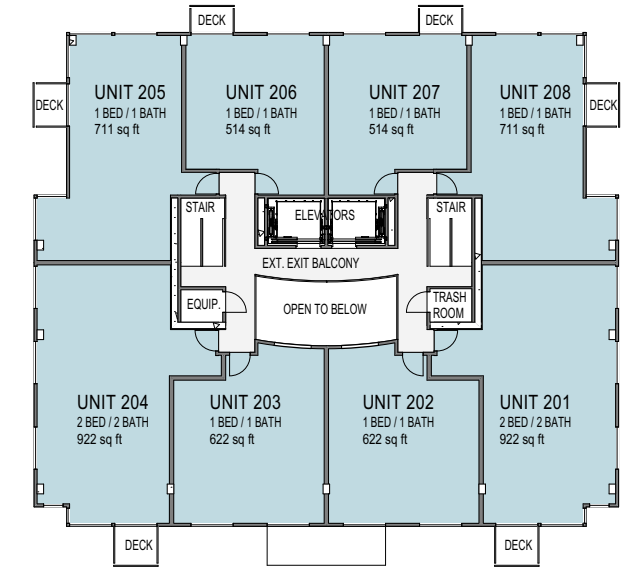
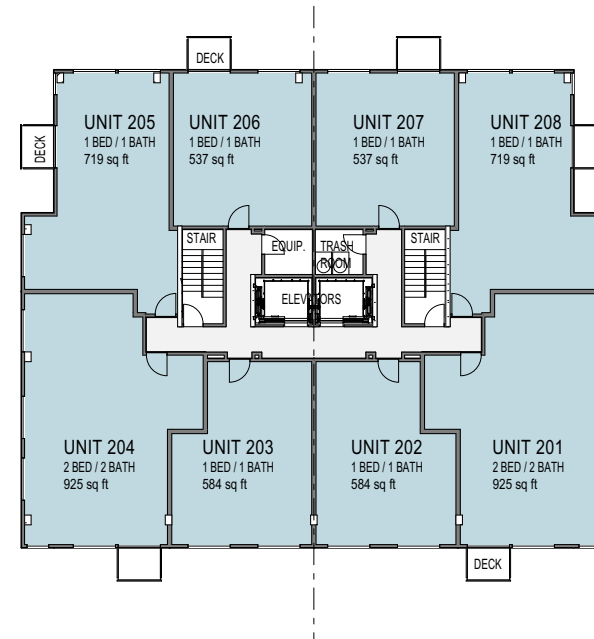
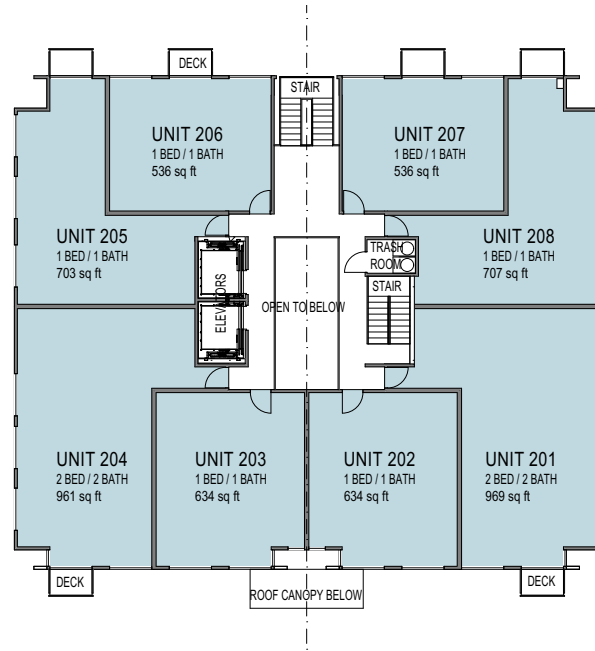
**OPTION 2.**  
CODE CONFORMING DESIGN.

**OPTION 3.**  
PREFERRED DESIGN.

**01.**  
PROJECT  
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**02.**  
SITE  
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**03.**  
BUILDING  
DESIGN

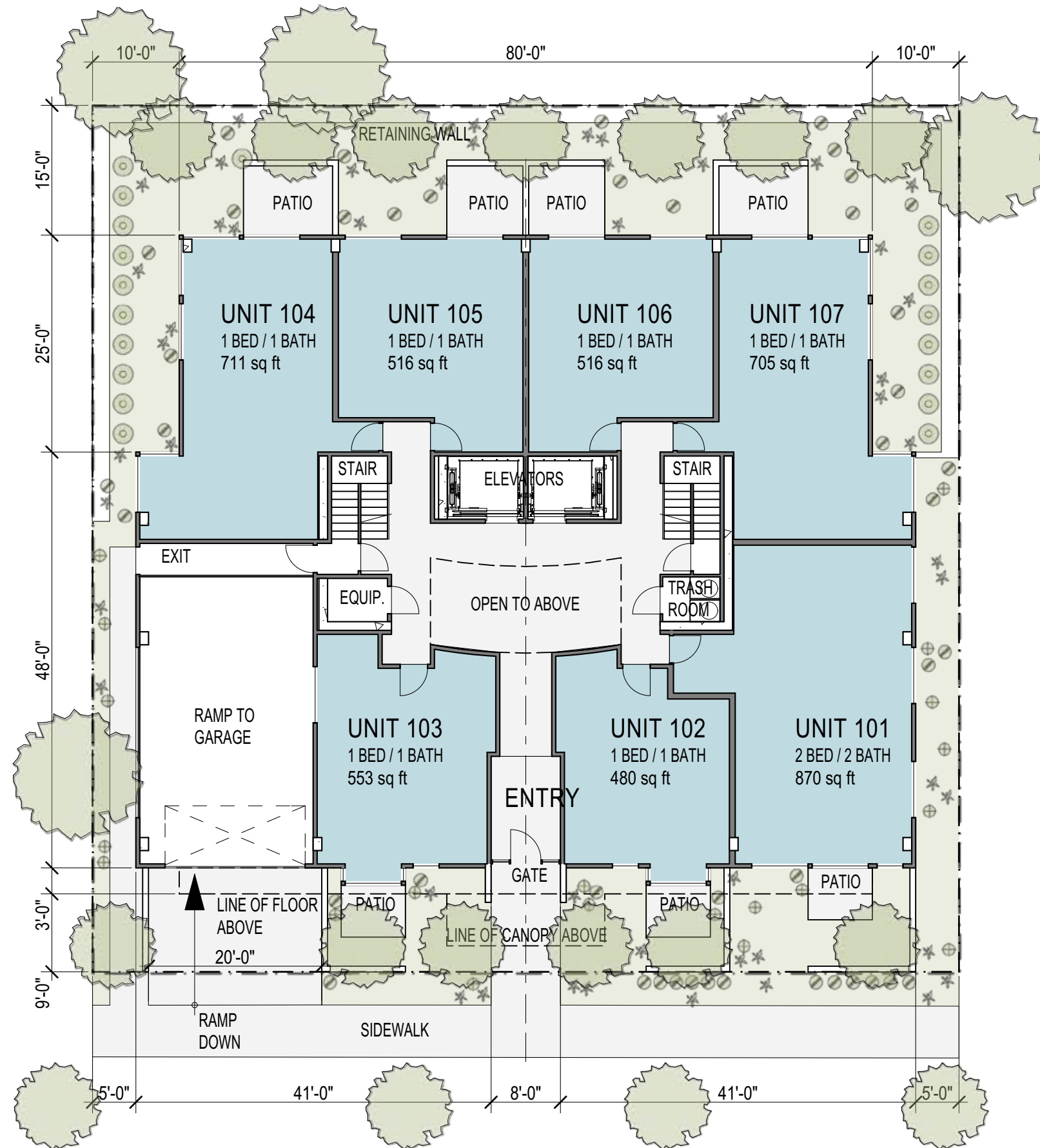


**04.**  
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# OPTION 3. LANDSCAPE PLAN.



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# DESIGN STANDARDS.

## DESIGN NARRATIVE.

### 01. PROJECT INFORMATION

### 02. SITE ANALYSIS

### 03. BUILDING DESIGN

### 04. DESIGN STANDARDS

### 05. CODE DEPARTURES

#### CS2: Urban Pattern and Form

##### A. Location in the City and Neighborhoods

###### A.1 Architectural Presence

This building, being a mid-block residential structure on a block composed of residential structures is not a “high profile” building. Its design is meant to be a calming presence on a street where, visually, there is already a lot going on. It is a fairly simple volume emphasizing the street edge with the goal of an elegant composition of façade elements.

##### B. Adjacent Sites, Streets, and Open Spaces

###### B.1 Connection to Street

Being a mid-block site we have one opportunity to interact with the street and the city and that is the street facing façade. We maintain the street edge with a consistent façade rhythmically composed of large glazing and cantilevered balconies. The ground floor is set back to provide privacy and the opportunities for landscaping along the sidewalk. Street level private areas will enliven the streetscape.

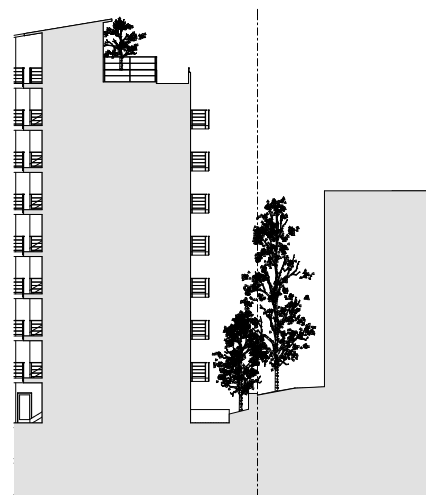
##### D. Height, Bulk and Scale

###### D.2 Existing Site features

The site slopes up from the street to the rear of the property a total of 9 feet. Through the use of retaining walls we are able to utilize this grade difference to minimize the impacts of our project on the LR zoned properties to the north by reducing its mass. The garage entry location utilizes the slope of the street to minimize the ramp slope for access to the parking garage.

###### D.4 Massing Choices

In transitioning to the LR zoned properties to the North we have maintained the 15' building setback. Due to the grade change the ground level at the rear is depressed through the use of retaining walls. The large yard area here will be used to incorporate trees that will screen and buffer the mass of our building. The rather high percentage of glazing proposed for our North elevation increases transparency and thus reduces the perceived mass of the structure.



#### CS3: Architectural Context and Character

##### A. Emphasizing Positive Neighborhood Attributes

###### A.2 Contemporary Design

This project will incorporate modern design and materials in keeping with current explorations throughout the Ballard neighborhood. The design incorporates large window areas, cantilevered steel balconies, metal siding, panelized siding and clear forms.

###### A.4 Evolving Neighborhoods

Building upon other recent design trends in this evolving neighborhood of Ballard, this building explores contemporary design features but seeks to create a calming cohesive presence emphasizing composition and rhythm over bold forms.

#### PL3: Street-Level Interaction

##### A. Entries

###### A.1 Design Objectives

The primary entry is centered on the building composition and emphasized by an entry canopy. Access is direct to the street with paved surfacing adjacent to landscape areas. Privacy to adjacent ground floor residences will be screened/defined by retaining walls and planting. Continuity to the central external circulation court will provide a positive relationship of the exterior to the interior.

###### A.2 Ensemble of Elements

An entry portal which ties into the roof edge canopy above creates a clear point of entry. Retaining walls, planting and paving will be used to emphasize this approach, provide privacy to adjacent private patios. The proximity of these private areas will enliven the street and building entry. A passageway leads directly to the central exterior court with its elevator and stair components.

##### B. Residential Edges

###### 4. Interaction

The central exterior court will be a location for residents to meet and gather, and



will allow for interactions from floor to floor as well. The central entry leading to this court will be developed as an extension of this interaction. Cantilevered balconies will serve to connect individual units with the streetscape.

**DC2: Architectural Concept**

**A. Massing**

**1. Site Characteristics and Uses**

We have designed the structure to maximize the width at the street in order to emphasize the street edge and take advantage of views and interaction opportunities. The rear façade is narrower in deference to the LR zoned properties to the North.

**2. Reducing Perceived Mass**

A composed façade of large window areas and cantilevered decks break down the mass of the structure while maintaining a simple and clear form. A horizontal arrangement of materials will reduce the perception of height of the building.

**B. Architectural and Façade Composition**

**1. Façade Composition**

The building is conceived as a complete structure with the rear façade having much of the same character as the street façade. The sides further maintain this cohesive approach while reducing the glazing area for privacy to neighboring structures. The composition of elements (windows, balconies, canopies) will be clear and rhythmic while relating to the internal uses.

**C. Secondary Architectural Features**

**1. Visual Depth and Interest**

We are seeking a departure for proximity of balconies to the front property line in order to enhance the depth and texture provided by these balconies to the front façade. The recessing of the ground level integrates it with the embracing mass of the side elements while the bay windows enliven this ground level façade with an additional layer of human scaled massing. The roof level canopies echo the entry and provide a cap the gives the building scale and provides visual interest to the roofscape.



**D. Scale and Texture**

**1. Human Scale**

The building incorporates an entry portal, exterior balconies, a recessed ground level, retaining walls, ground floor bay windows, landscaping and private outdoor space to create a human scale at the street level.

**DC4: Exterior Elements and Finishes**

**A. Building Materials**

**1. Exterior Finish Materials**

The exterior will be composed of a limited number of exterior materials related to form. Metal siding, panelized siding, wood elements will clarify the form of the building and be consistent on all façades. The panel pattern will be designed to relate directly to the window arrangement.

**5. Climate Appropriateness**

The metal siding and panel siding are highly durable and will be designed for building envelope integrity. Darker colors will be more easily maintained. Being prominent, the balconies will be designed in steel so as to not visibly degrade over time.

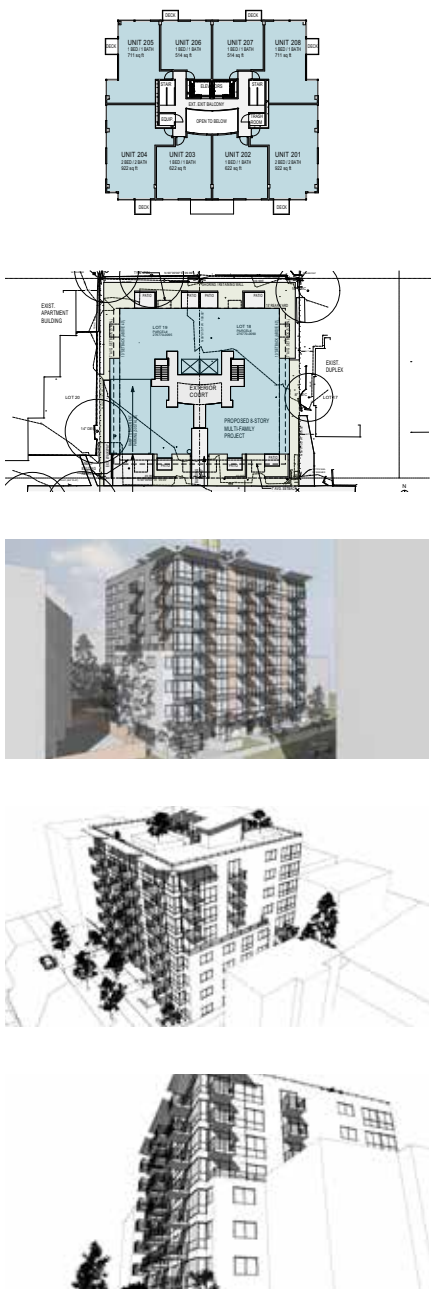
**B. Trees, Landscape and Hardscape materials**

**1. Choice of Plant Materials**

The entire site will be re-landscaped in a manner that is consistent with the project design and integrates appropriately with neighboring structures. Screening, security and an enjoyable natural environment will be the main goals. New street trees will be planted in consultation with the City.

**6. Hardscape Materials**

A consistent use of pervious hard surface materials will be used that integrates with the architecture and creates clear delineations of public vs. private space and primary vs. secondary circulation.



# PROPOSED DEPARTURES.

## STRUCTURE DEPTH.

**01.**  
PROJECT  
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DEPARTURE	
STRUCTURE DEPTH:	TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM ALLOWED STRUCTURE DEPTH.

**02.**  
SITE  
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CODE CITATION	
SMC 23.45.528.B.1:	THE DEPTH OF PRINCIPAL STRUCTURES SHALL NOT EXCEED 75 PERCENT OF THE DEPTH OF THE LOT, EXCEPT AS PROVIDED IN SUBSECTION 23.45.528.B.2.

**03.**  
BUILDING  
DESIGN

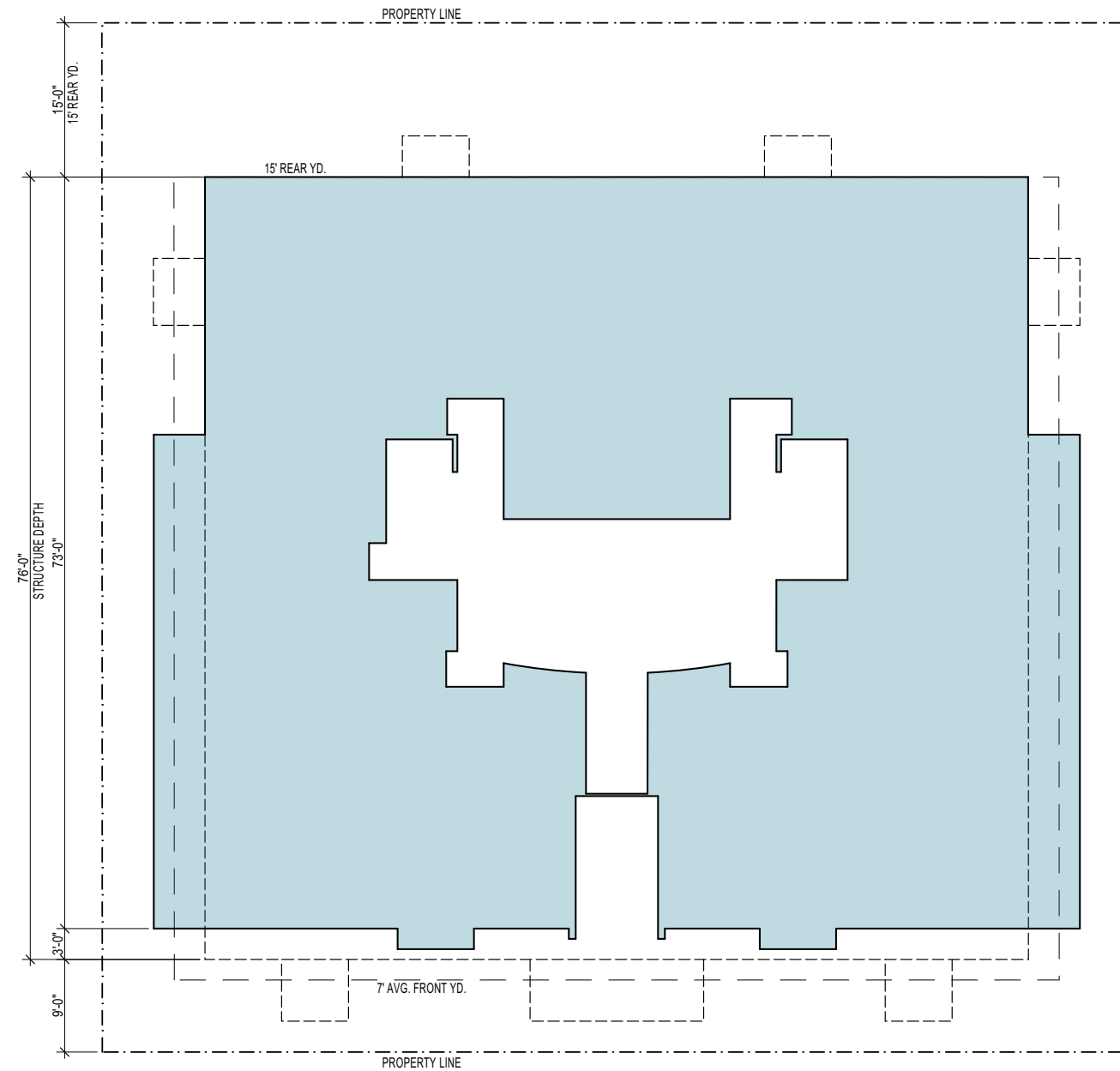
PROPOSED MODIFICATION	
PER SECTION 23.45.528.B.1 THE DEPTH OF THE STRUCTURE WOULD BE 75% OF THE 100' DEPTH OF THE LOT WHICH IS 75'. WE ARE PROPOSING TO INCREASE THIS TO 76' WHICH WOULD TAKE US UP TO THE REAR 15' SETBACK LIMIT.	

**04.**  
DESIGN  
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REASON FOR REQUEST	
THE INCREASED STRUCTURE DEPTH WHILE MINIMAL ALLOWS FOR BETTER UNIT LAYOUTS WHILE MAINTAINING ALL STANDARD BUILDING SETBACKS.	

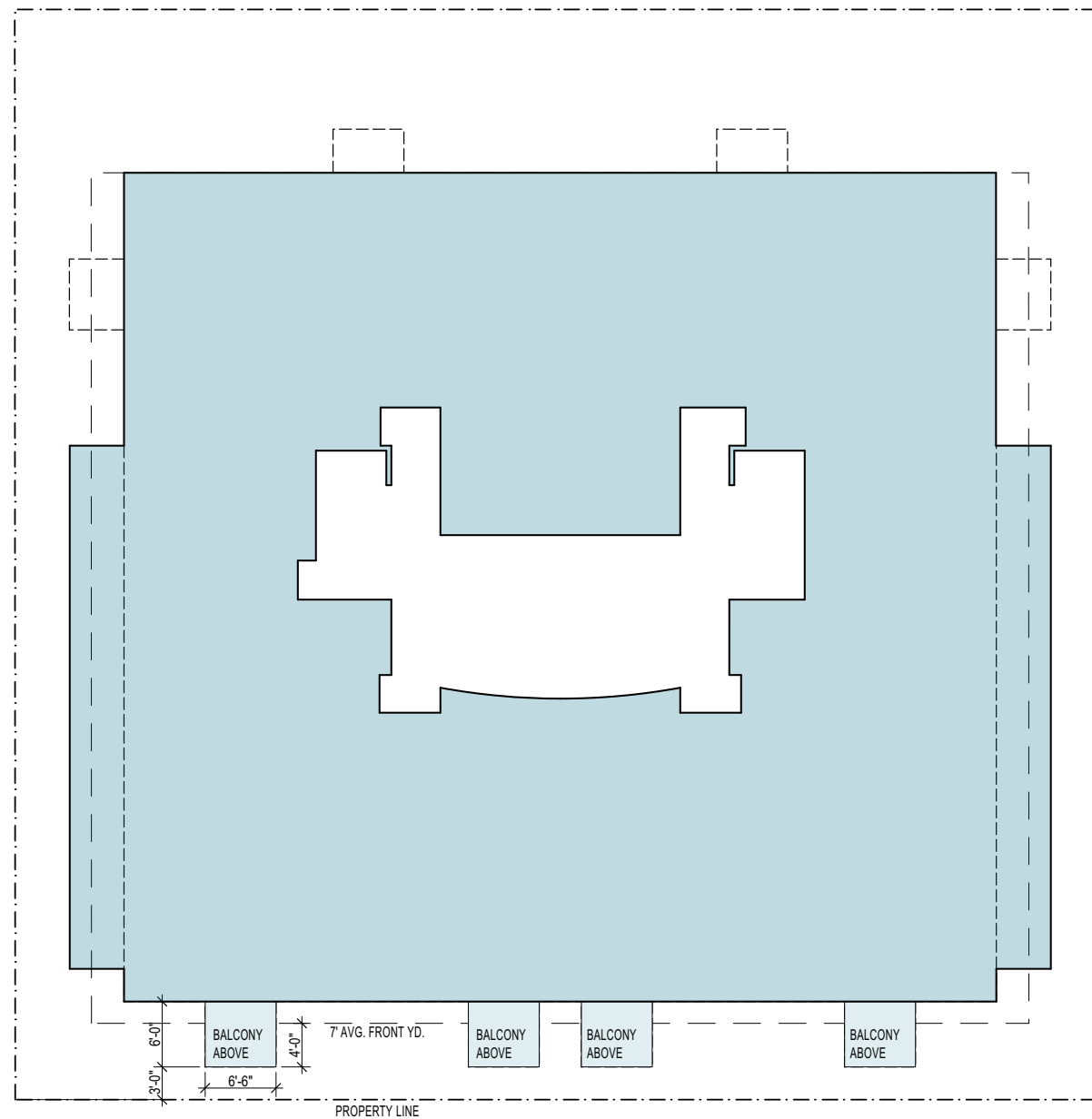
**05.**  
CODE  
DEPARTURES

DESIGN GUIDELINES CITED	
DC2.A.1: SITE CHARACTERISTICS AND USES	





# PROPOSED DEPARTURES. SETBACKS.



<b>DEPARTURE</b>
<p>SETBACKS:</p> <p>TO ALLOW AN INCREASE IN THE MAXIMUM PROJECTION OF DECKS INTO THE FRONT YARD.</p>
<b>CODE CITATION</b>
<p>SMC 23.45.518.1          UNENCLOSED DECKS AND BALCONIES MAY PROJECT A MAXIMUM OF 4 FEET INTO REQUIRED SETBACKS IF EACH ONE IS:</p> <ol style="list-style-type: none"> <li>1. NO CLOSER THAN 5 FEET TO ANY LOT LINE;</li> <li>2. NO MORE THAN 20 FEET WIDE;</li> <li>3. SEPARATED FROM OTHER DECKS AND BALCONIES ON THE SAME FACADE OF THE STRUCTURE BY A DISTANCE EQUAL TO AT LEAST 1/2 THE WIDTH OF TH PROJECTION.</li> </ol>
<b>PROPOSED MODIFICATION</b>
<p>AT THE FRONT YARD:</p> <p>ALLOW THE CANTILEVERED BALCONIES TO PROJECT UP TO A POINT 3 FEET FROM THE PROPERTY LINE RATHER THAN 5' AS REQUIRED BY 23.45.518.1.1.</p>
<b>REASON FOR REQUEST</b>
<p>WE ARE PROPOSING TO SET BACK OUR BUILDING FROM THE STREET MORE THAN IS REQUIRED. THIS ALLOWS SOME INCREASED DEPTH TO THE CANTILEVERED BALCONIES BUT THE ADDITIONAL THAT WOULD RESULT FROM THIS REQUEST MAKES THESE DECKS MORE USEFUL FOR THE OCCUPANTS AS A MEANS FOR INTERACTING WITH STREET ACTIVITY AND GIVES THEM MORE ARCHITECTURAL IMPACT.</p>
<b>DESIGN GUIDELINES CITED</b>
<p>CS3.A.2: CONTEMPORARY DESIGN          PL3.B.4: RESIDENTIAL EDGES          DC2.A.2: REDUCING PERCEIVED MASS          DC2.C.1: VISUAL DEPTH AND INTEREST          DC2.D.1: HUMAN SCALE</p>

**01.**  
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# INFORMING DESIGN. DESIGN PRECEDENTS.

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PREFERRED DESIGN.



WINDOW PATTERN.



MATERIALS & ROOF EDGE.



MATERIALS & PATTERN.



CANTILEVERED DECKS.



**DAVID VANDERVORT ARCHITECTS.**  
**MULTI-FAMILY WORK SAMPLES.**



**01.**  
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**02.**  
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**04.**  
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**05.**  
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